LAND FOR SALE

Walker Realty Group

LAND & RANCH

Donnie Walker 210-378-0878 donnie@walkertexasre.com Adriana Rodriguez 210-388-2263 adrianardz@kwcommercial.com

Rambling Creek Ranch

505 Rambling Creek Rd, Kerrville, TX











+/- 203 Acres

Gillespie County

Call Broker for Price

OFFERING SUMMARY

WATER	Serene pond fed by natural springs, 400+ ft well		
RESIDENCE	Built 2005 / 4 bdrms / 4.5 baths		
IMPROVEMENTS	Street Paved		
TERRAIN / HABITAT	Diverse buildable areas, high elevations, rolling valleys, and rocky canyons		
WILDLIFE	Axis deer, whitetail deer, hogs, turkey, Canadian geese, ducks		
ACCESS	2 minutes' drive from gate off Rambling Creek Road		
SUITABILITY:	Recreational / Hunting		
PROPERTY TYPE	Residential		

Rambling Creek Ranch is a picture sque 203.21 acre property nestled in the captivating Hill Country landscape, just 20 minutes northeast of Downtown Kerrville.

Abundant wildlife, stocked pond, and a stunning native stone home with cedar ceilings, gas fireplace, and floor-ceiling windows. Double master suites, two guest suites, and additional features like an office, gourmet kitchen, utility room, and garages. Partly wooded with oak and elm trees, high-fenced on 2 sides, and offers breathtaking views and building opportunities.

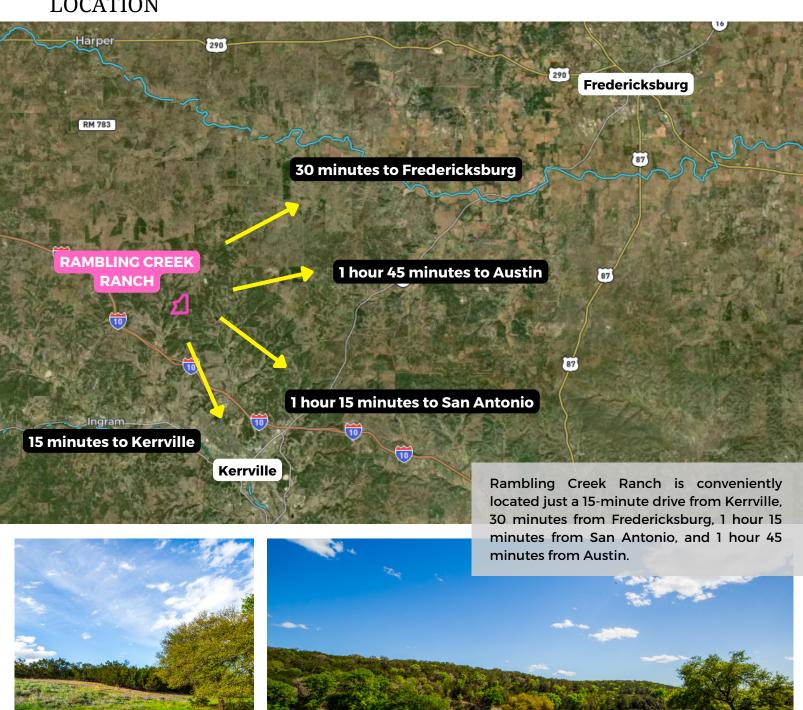
The ranch's prime location and unparalleled features makes it an ideal place to gather with family and friends for endless outdoor adventures with excellent hunting away from the city. Rambling Creek Ranch is a rare opportunity to own a piece of the Texas Hill Country's natural beauty.





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LOCATION



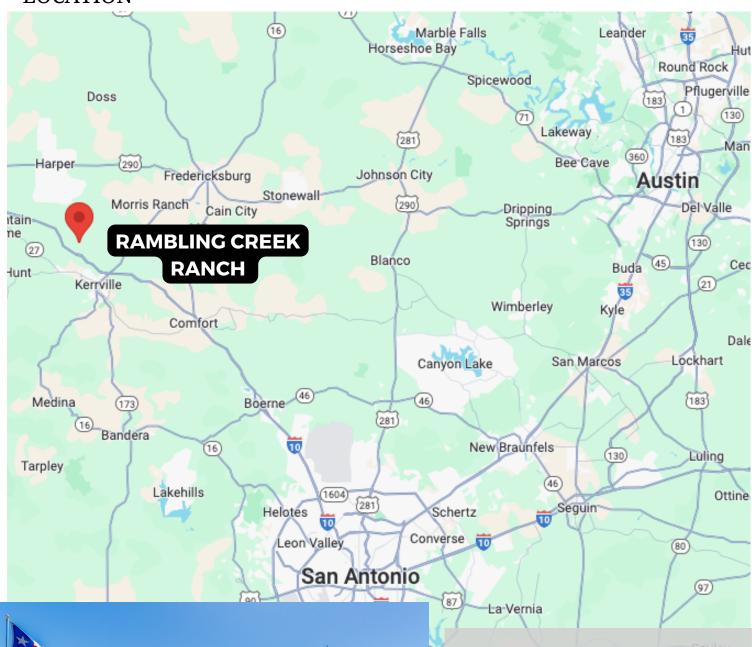






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LOCATION





From downtown Kerrville, TX, head south on Sidney Baker Street for approximately 1.5 miles. Then, turn left onto TX-16 S/Sidney Baker Street S and continue to follow TX-16 S for about 3.5 miles. Next, turn right onto Loop 534 W and continue for approximately 1.3 miles. Turn left onto Rambling Creek Road, and continue for about 0.7 miles. The destination, 505 Rambling Creek Rd, will be on your right.



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RESIDENCE





The ranch boasts a beautiful native stone home spanning approximately 5600 sq ft. It offers grandeur with an arched stained glass entryway, 18-foot cedar ceilings, and a cozy gas fireplace. Floor-to-ceiling windows capture the southwest scenery, leading to a covered porch. Inside, there are two master suites and two guest bedrooms, each with its own en suite bathroom. Additional features include a separate office, gourmet island kitchen, utility room, central vacuum system, and an attached 3-car garage. For added versatility, there's also a detached 2car garage with HVAC and a bathroom, along with an attached greenhouse.







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WATER FEATURES



Water: A tranquil pond, fed by natural springs, attracts Canadian geese and ducks, offering a serene spot for relaxation. Meanwhile, a deep 400+ ft well ensures a steady water supply, producing 25 gallons per minute. Whether you're seeking a peaceful retreat or abundant water for your needs, the ranch provides. From the soothing ripple of the pond to the assurance of a consistent water source, our ranch offers a harmonious blend of natural beauty and practical sustainability





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WATER FEATURES











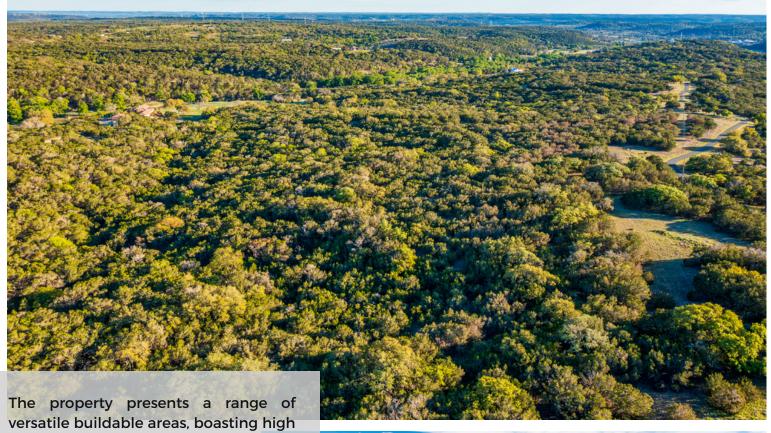
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TERRAIN / HABITAT



elevations, rolling valleys, and rocky canyons that afford stunning distant views and unparalleled privacy. Adorned with a mix of oak and elm trees, the landscape exudes natural beauty and tranquility. enclosed by high fencing on two sides, the property ensures both security and unobstructed views, inviting residents to savor the breathtaking scenery that surrounds them.

Primary soil types include Tarrant soils, 1-8% slopes, Tarrant-Rock outcrop complex, 8-40% slopes, with other Boerne and Oakalla soils and Tarpley clay.

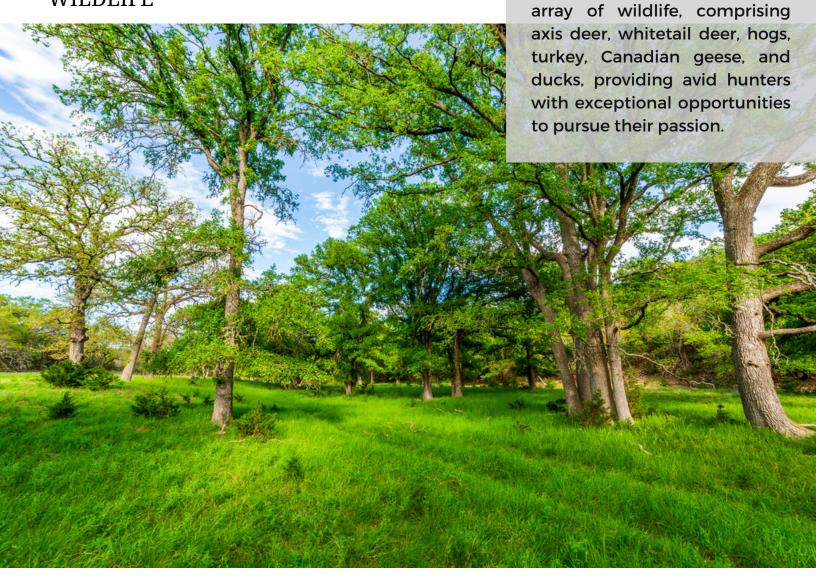


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WILDLIFE





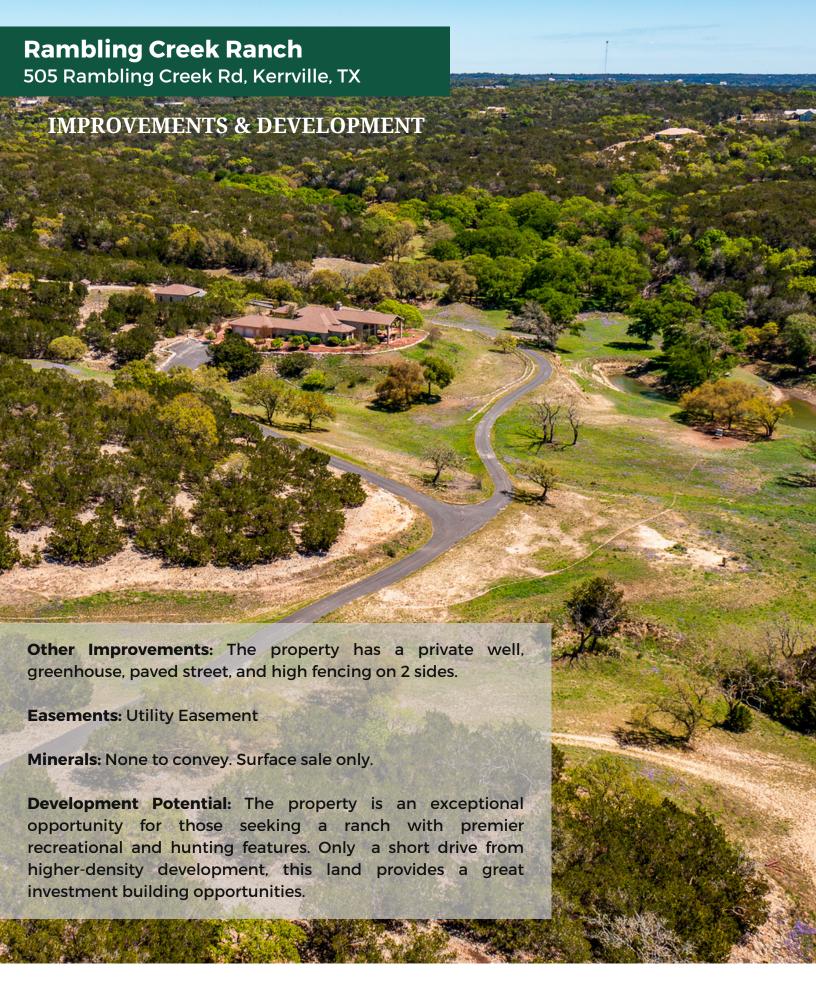


The ranch boasts a diverse



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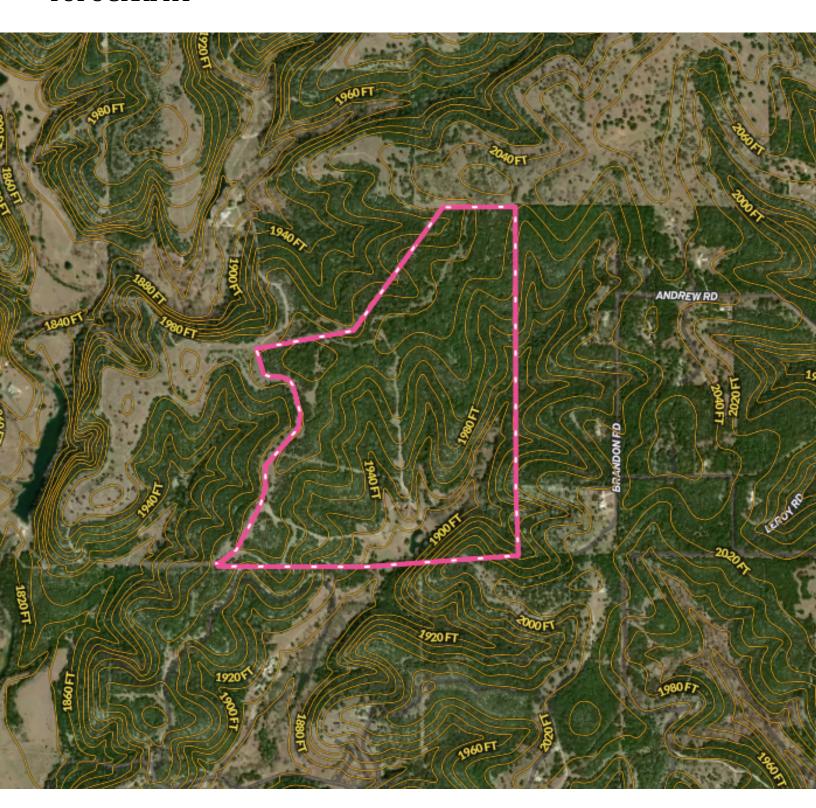




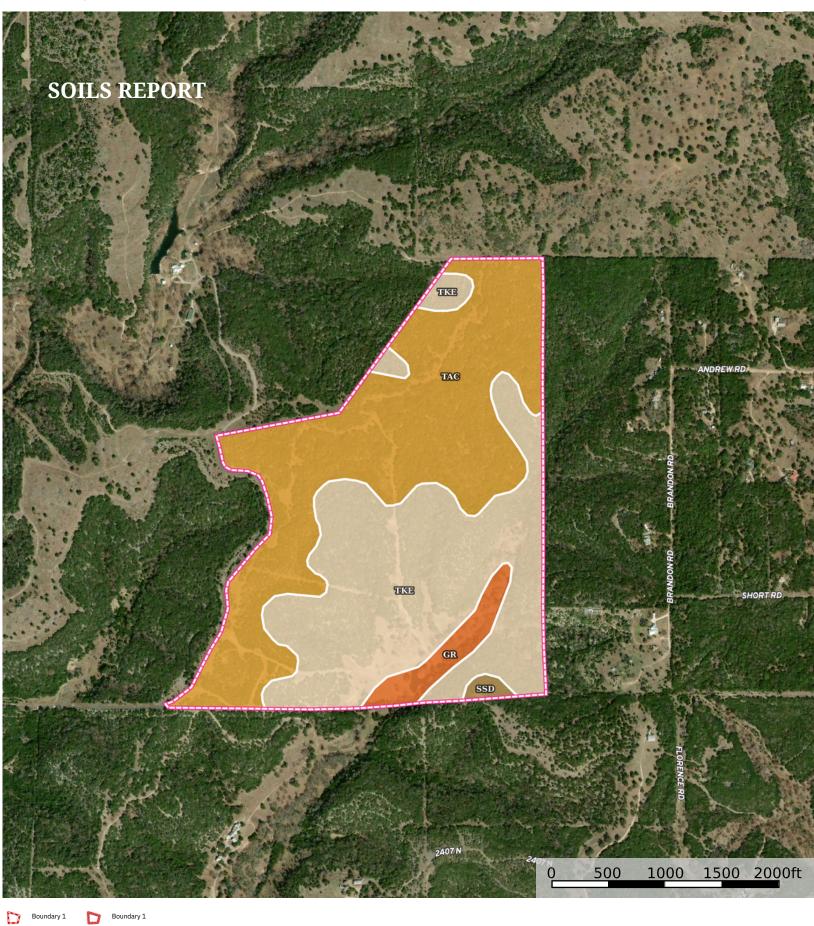


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TOPOGRAPHY







Boundary 1

| Boundary 1 202.77 ac

SOIL CODE	SOIL DESCRIPTION		%	CPI	NCCPI	CAP
TaC	Tarrant soils, 1 to 8 percent slopes		48.88	0	13	7s
TkE	Tarrant-Rock outcrop complex, 8 to 40 percent slopes	93.01	45.87	0	5	7e
Gr	Boerne and Oakalla soils, channeled, frequently flooded	8.98	4.43	0	30	5w
SsD	Tarpley clay, stony, 1 to 8 percent slopes		0.83	0	9	6s
TOTALS		202.7 7(*)	100%	1	10.05	6.9

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water

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GILLESPIE COUNTY HISTORY



Gillespie County, nestled in the heart of the Texas Hill Country, boasts a captivating blend of natural beauty and cultural richness. Established in 1848, the county's history is deeply intertwined with the pioneering spirit of its early settlers, particularly German immigrants who left an indelible mark on its landscape and heritage. Today, Gillespie County is renowned for its picturesque vineyards, charming small towns, and outdoor recreational opportunities, drawing visitors from far and wide to explore its scenic vistas and historic sites.

At the heart of Gillespie County lies the historic town of Fredericksburg, a vibrant hub of German heritage and Texan hospitality. Founded in 1846, Fredericksburg preserves its storied past through meticulously preserved architecture, including the iconic Vereins Kirche and the beautifully restored Main Street. Visitors can immerse themselves in the town's rich cultural tapestry by exploring its museums, galleries, and boutiques, or savoring authentic German cuisine and locally crafted wines.

Beyond Fredericksburg, Gillespie County unfolds into a landscape of rolling hills, lush valleys, and winding rivers, offering endless opportunities for outdoor adventure and relaxation. From hiking and biking along scenic trails to fishing and boating on the tranquil waters of the Pedernales River, the county's natural beauty beckons travelers to unwind and reconnect with the land. Whether seeking history, culture, or the simple pleasures of nature, Gillespie County invites all who visit to experience the timeless allure of the Texas Hill Country.

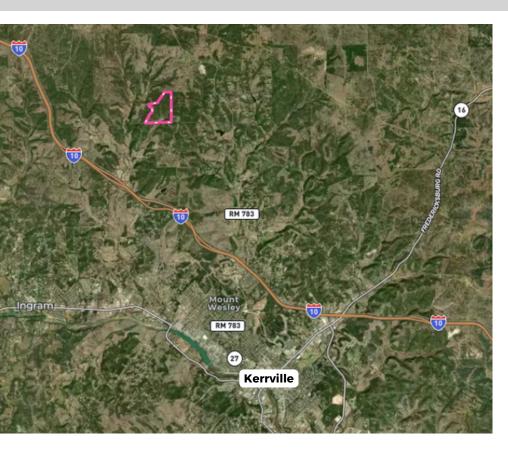


Rambling Creek Ranch 505 Rambling Creek Rd, Kerrville, TX

KERRVILLE, TEXAS HISTORY

Nestled along the serene banks of the Guadalupe River, Kerrville, Texas, captivates visitors with its blend of natural beauty, cultural charm, and warm hospitality. As the unofficial capital of the Texas Hill Country, Kerrville offers a picturesque backdrop of rolling hills, towering cypress trees, and crystal-clear waters, inviting outdoor enthusiasts to explore its scenic parks, hiking trails, and riverside picnic spots. Adventure seekers can indulge in kayaking, fishing, and tubing along the tranquil river, while golf enthusiasts can tee off at one of the area's pristine courses with breathtaking views. For those seeking a taste of history, Kerrville boasts fascinating landmarks such as the Kerrville-Schreiner Park, featuring remnants of historic Kerrville, and the nearby Schreiner Mansion, offering a glimpse into the region's past.

Beyond its natural splendor, Kerrville boasts a vibrant arts scene, with galleries, theaters, and music festivals celebrating the creativity and talent of local artisans. Visitors can immerse themselves in the rich history of the region at the Museum of Western Art or experience the magic of live performances at the Cailloux Theater. The downtown area buzzes with energy, offering a diverse array of shops, boutiques, and eateries serving up everything from classic Southern comfort food to innovative culinary creations. And no visit to Kerrville would be complete without exploring its thriving wine culture, with numerous vineyards and tasting rooms dotting the countryside, inviting guests to savor the flavors of the Hill Country. From its historic downtown lined with quaint shops and eateries to its world-class museums and award-winning wineries, Kerrville beckons travelers to experience the timeless allure of Hill Country living in a setting where relaxation and adventure harmoniously coexist.











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PRESENTED BY:



DONNIE WALKER Broker Associate (210) 378-0878 donnie@walkertexasre.com 0697847, Texas

PROFESSIONAL BACKGROUND

Donnie Walker and his team have closed 55M in volume since November 2017 and have been recognized as a consistent top producer within Keller Williams City View ranking #1 multiple times in the monthly categories across various categories.

Mr. Walker has been ranked the San Antonio Business Journal as a top luxury agent. He enjoys selling unique properties and puts in the work ethic and grit to get the job done well with integrity. He is also a finalist in the San Antonio Platinum 50 group.

Donnie Walker achieved a BBA in Finance from the Mays Business School. He also walked on the Varsity swim team and was voted co- captain of the swim team by his team members and coaches. In addition, he is a member of the highly renowned Titans of Investing network and won the Ben Franklin voted on by his fellow Titans.

Mr. Walker is heavily involved in his faith community and has a passion for helping people and teaching them the faith. He receives the greatest joy when coaching, serving others, and helping people achieve their dreams.

EDUCATION

BBA in Finance from Texas A&M Mays Business School

MEMBERSHIPS

RLI - Realtors Land Institute NAR - National Association of Realtors TAR - Texas Association of Realtors



ADRIANA RODRIGUEZ Senior Associate (210) 388-2263 adrianardz@kwcommercial.com 703275, Texas

PROFESSIONAL BACKGROUND

Adriana Rodriguez, a distinguished agent at KW Commercial, uniquely skilled in navigating the complexities of property sales. Born and raised in Monterrey, MX, and ingrained with entrepreneurial spirit from a family of business owners, Adriana honed her customer service and sales skills managing a large family restaurant with over 100 employees.

Adriana's professional journey includes owning and operating her own restaurant in San Antonio, TX She is ranked among the top producers at Keller Williams City View. Her leadership extends to her role as the president of the KW Chispa Texas Region council and KWCV Agent Leadership Council,

Her involvement extends across several nationwide networks and investor groups, particularly active since the onset of COVID-19.

Outside of her professional achievements, Adriana cherishes her personal life as a devoted wife, mother of two, and grandmother to twin girls. She finds joy in dance, using it as both a form of exercise and a way to connect with others. Guided by a deep respect for diverse beliefs, Adriana embodies the balance of personal integrity and professional excellence, making her a trusted partner in any endeavor.

MEMBERSHIPS

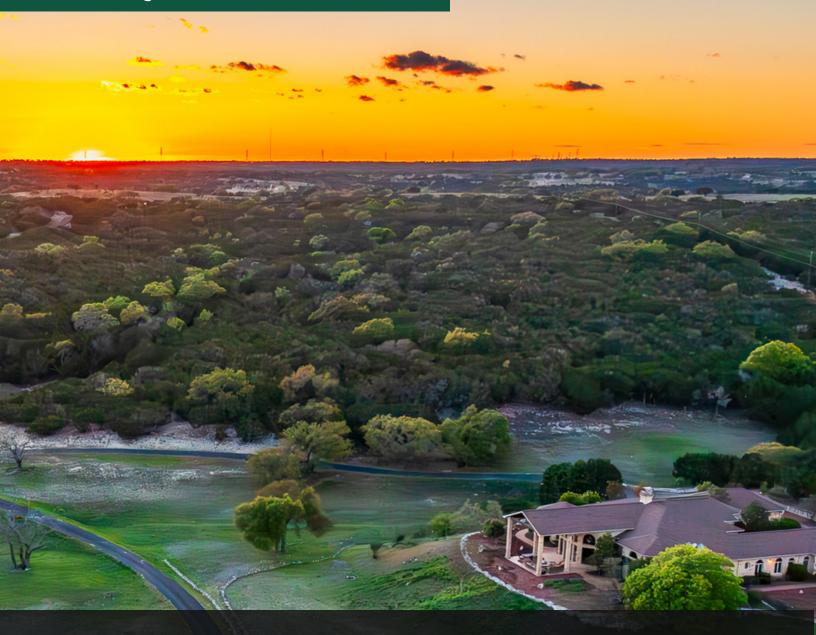
NAR - National Association of Realtors TAR - Texas Association of Realtors







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Disclaimer: All information provided is deemed reliable but is not guaranteed and should be independently verified. Real Estate buyers are hereby notified that real properties and its rights and amenities in the State of Texas are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather-related events, disease (e.g., Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions, and government actions. Prospective buyers of Texas real estate should investigate any concerns regarding a specific real property to their satisfaction. Buyers' brokers must be identified on first contact and must accompany buying prospects on the first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Walker Realty Group, Broker Associate. Walker Realty Group reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Walker Realty Group also reserves the right to refuse to show a property to a potential buyer for any reason at Walker Realty Group's sole and absolute discretion.









Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- . A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- · Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov