

Pillar Bluff Lake Ranch

700± acres | \$10,500,000 | Lampasas, Texas | Burnet County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Pillar Bluff Lake Ranch

The Pillar Bluff Ranch, consisting of approximately 700 acres, is located in north central Burnet County, 2 miles southwest of Lampasas. Pillar Bluff Creek meanders through the ranch for approximately 2 miles. The actual historic Pillar Bluff is located on the ranch. There are several other unique and attractive rock formations along Pillar Bluff Creek, including Owl Bluff where a large cave-like hole has formed in the side of a cliff along the creek.

The property has 1.6 miles of frontage along FM 1478 (Naruna Road). The ranch has been operated in recent years for cattle production and hunting. The western $\frac{3}{4}$ of the ranch is gently sloping to more sloping along several tributaries that flow into Pillar Bluff Creek. The terrain offers excellent views of the surrounding countryside. The soils are Hensley series and are a reddish-brown clay loam, with a good turf of native grasses. This area of the ranch has moderate to heavy tree cover, including live oak, post oak, elm, mesquite, and cedar trees. The eastern portion is more level with Oakalla silty clay loam soils.

A portion of this area was in cultivation in the past with about 14 acres on the north side of the creek currently being used for hay production. Here the creek is lined with large pecan trees. The elevations across the ranch range from 1,100 feet along the creek on the east end to 1,260 feet above MSL in the northwestern portion of the property.









Ranch History

The original ranch was purchased by Frank Bodenhamer in 1929 and has been owned and operated by the family ever since. The ranch passed to his nephew Morris Vann in 1993, who had been assisting his uncle in the operation of the ranch for many years. Mr. Bodenhamer stated that he had paid for the ranch by selling eggs and cord wood. (Lampasas was noted as a poultry center at the end of the 19th century. Lampasas Producers Produce Company installed an egg-breaking plant at its facilities in 1933. After the United States entered WWI, the company was awarded a government contract to produce powdered eggs.)

Regional History

Pillar Bluff has long been a popular attraction in the area. The Park Hotel in Lampasas opened in 1883 as a resort to accommodate the popularity of curative powers of the town's local spring water. A publication for the hotel included Pillar Bluff as an attraction, which read "the country hereabouts abounds in attractive scenery and objects of interest that render driving over its well-kept roads a constant source of enjoyment. Three miles up the river from the hotel is Pillar Bluff, a bold and picturesque ledge of rock that rises perpendicularly to a height of seventy feet. [The reference to a river is actually Sulphur Creek into which Pillar Bluff Creek flows.] One angle of it stands out from the main cliff some ten feet and is supported by a natural pillar of solid rock, hence the name. Between this pillar and main wall is an arch eight feet wide and twenty feet high. Various shrubs and vines grow from the crevices on the rocky face of the bluff, lending to the whole a most pleasing and interesting appearance."

After the town of Lampasas was nearly destroyed by a flood in 1957, the Lampasas County Water Control & Improvement District was formed. They, in cooperation with the Soil Conservation Service and U.S. Department of Agriculture, built a series of nine flood control dams. Flood Prevention Dam No. 4 was constructed on this ranch just above Pillar Bluff. The drainage area for the reservoir covers 10,589 acres. The dam height is 85 feet and the pool area is stated to be 53 acres. The lake is estimated to cover approximately 24 acres when the water level is below the flood control outlet.











Improvements

There are no structural improvements on the ranch. There is an old homestead with some old sheds and a set of working pens. There is a water well at the old homestead that is currently in use. This well is very old with limited capacity. Groundwater, however, appears to be plentiful in the area with several good wells nearby. Electricity is provided by Pedernales Electric Coop with a power line running along the FM road and traversing the eastern portion of the ranch.

In addition to the lake, there is also a stock tank. These water features along with the creek provide a good source of water for livestock and wildlife.





Hunting

The hunting is considered good in the area. Whitetail deer, turkey and hogs can be found on the property, along with a few Axis deer. Aoudad sheep have also been sited in this area. Duck and dove hunting is provided by the lake and stock tank along with fishing.

Minerals

The owned mineral rights are negotiable.

Price

\$10,500,000 • \$15,000 per acre



Remarks

You must see this ranch in person to appreciate the diverse terrain and unique water features. This property is a great livestock, hunting and investment opportunity. The ranch joins the Texas Legato Winery to the west and Pillar Bluff Vineyards is next door to it. Other wineries within a short distance are the Stoneledge Winery and Fiesta Winery.

Call Robby Vann today at (512) 423.8112 for more information or to schedule a tour.

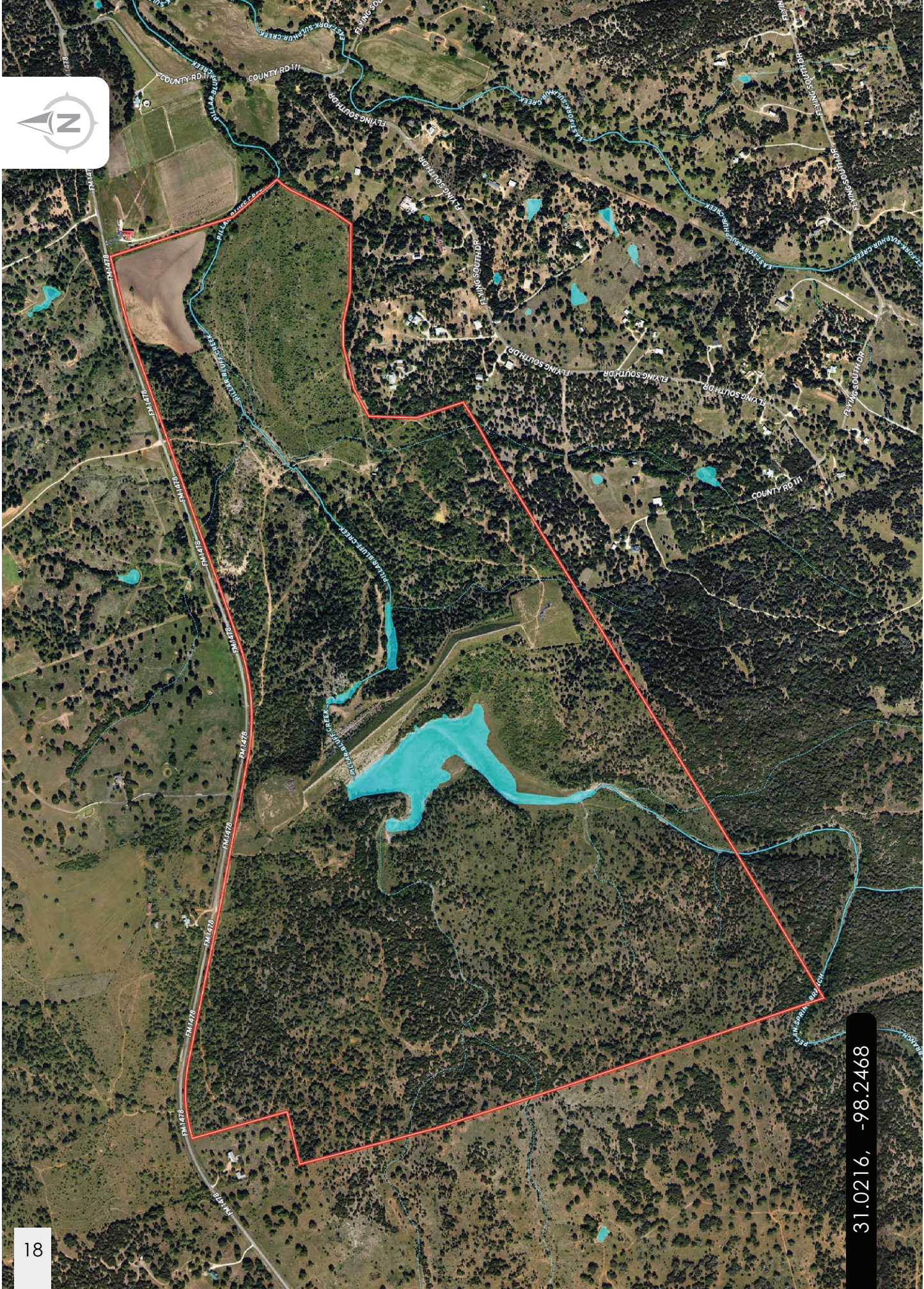






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31.0216, -98.2468



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