

BLUFF CREEK *Ranch*

51.39± Acres | Kerr County

Center Point, Texas



Anders  *Realty*
PURVEYORS OF FINE TEXAS RANCHES

BLUFF CREEK RANCH

51.39± AC · CENTER POINT, TEXAS

*PRISTINE HILL COUNTRY ESCAPE
ONLY 6 MINUTES FROM CENTER POINT
& 10 MINUTES FROM COMFORT*

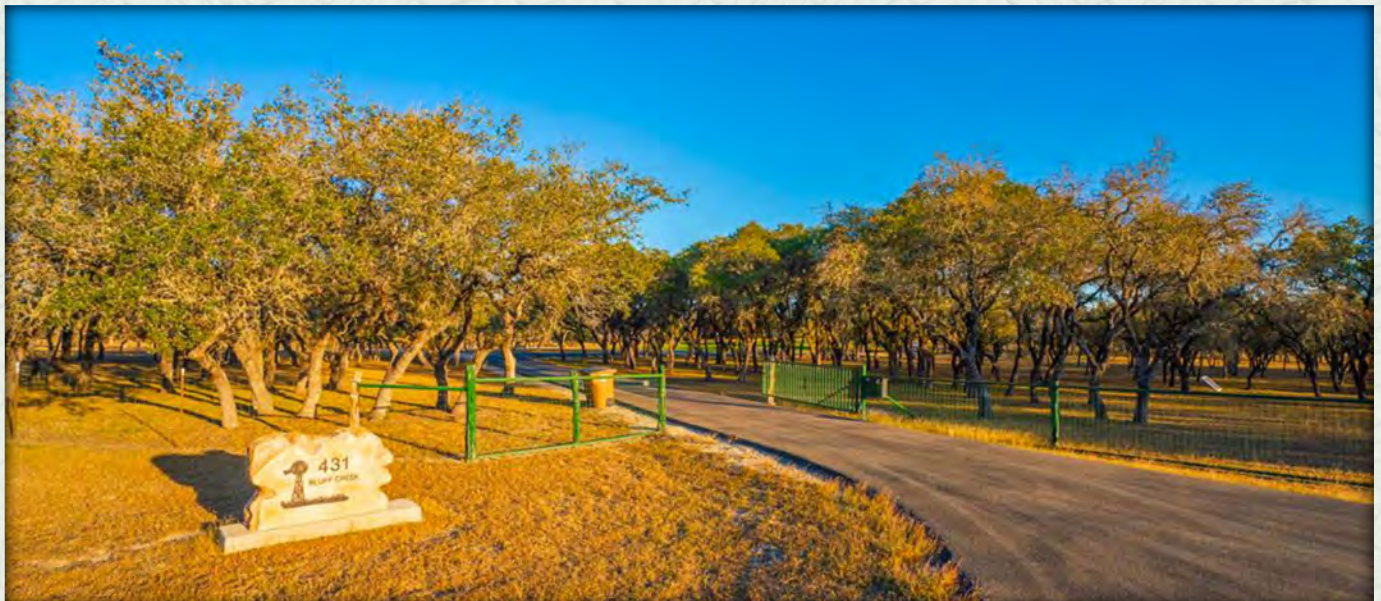
OVERVIEW

Welcome to this manicured 51-acre ranch surrounded by hill country views in a 900-acre gated pastoral community. Enter the property via private gate, drive the paved, winding tree-lined road past the flag to the main home, guest cabin, entertainment pavilion.

LOCATION & ACCESS

Head on IH 10 West to Comfort, exit 524 towards US-87 Business/comfort to TX27 west for 7 miles. Turn right onto Bluff Creek Rd. Center Point, TX (great restaurants, music venues, shopping, hospital, grocery stores) is a scenic 6-minute drive from the property. **Property Address: 431 Bluff Creed Rd., Center Point, TX 78010.**

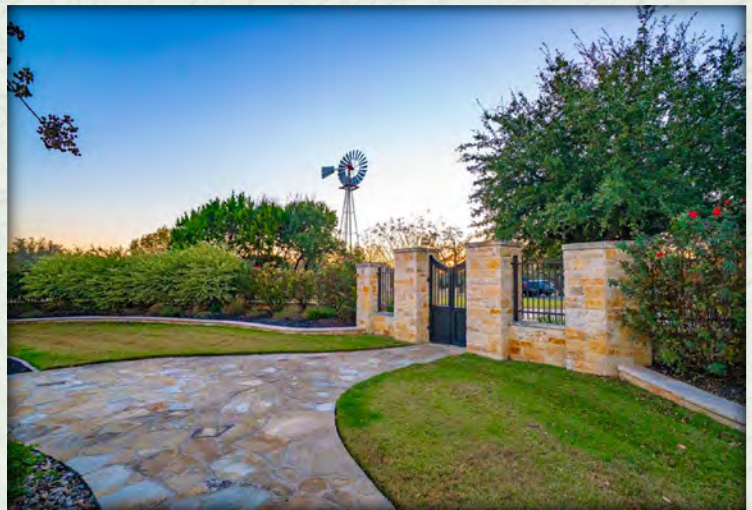
- ❖ 3.70± miles to Center Point
- ❖ 8.40± miles to Comfort
- ❖ 13.5± miles to Kerrville
- ❖ 24.7± miles to Boerne
- ❖ 55.6± miles to San Antonio
- ❖ 100± miles to Austin
- ❖ 249± miles to Houston
- ❖ 280± miles to Dallas





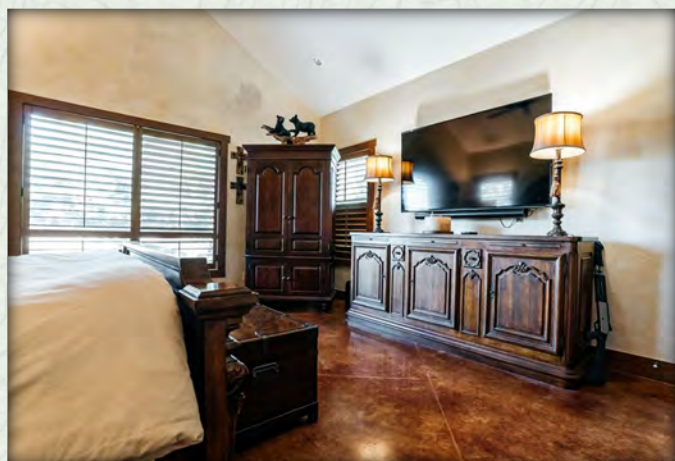
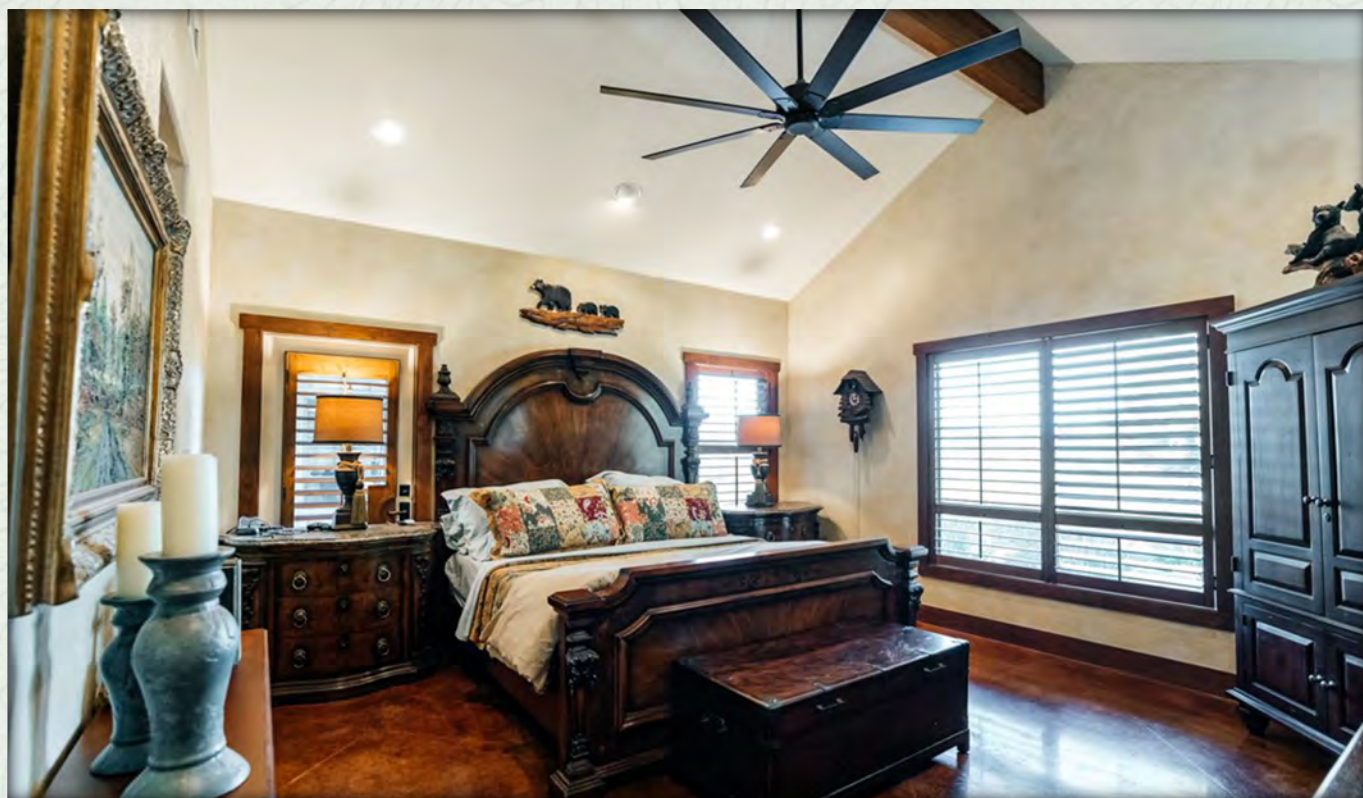
IMPROVEMENTS: LIVING

The primary home is a 3-bed, 2-bath (3389 sqft) home and 1-bed, 1-bath guest cabin that features vaulted wood and beam ceilings, massive fireplace, wood stove, alder and rock walls, walk in showers, granite countertops, outside screened dining and covered sitting areas with panoramic views.





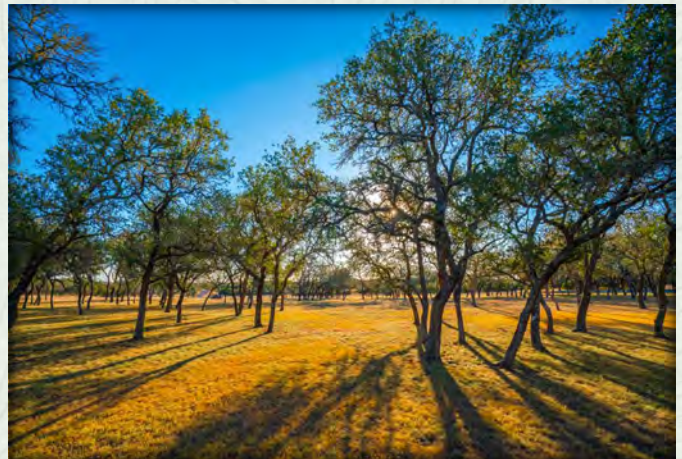












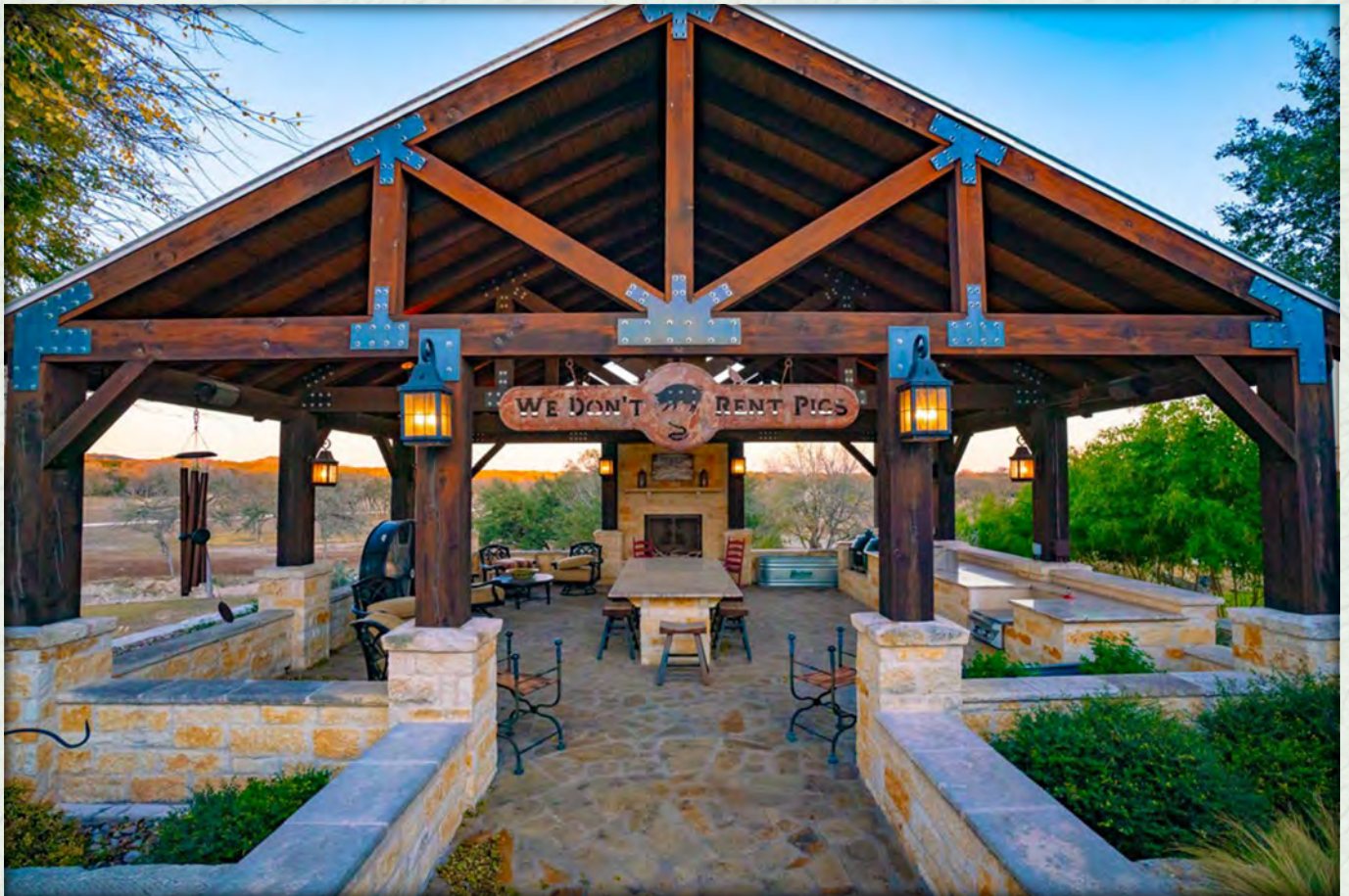




IMPROVEMENTS: GROUNDS

There is parking for 10, windmill, cedar encased cistern, flagstone walkways, custom iron gates, large private courtyard, extensive irrigation and 2 excellent wells, rock bordered raised flower beds, 3 septic systems, 60kw diesel generator with 750-gallon fuel capacity, livestock buildings with paddocks, large barn, fencing, shooting range, seasonal creek, pond, hot tub, swimming pool, and a covered concrete slab RV pavilion with 50-amp service.









SUMMARY

This property is a haven for year-round outdoor entertainment as well as ultimate comfortable and cozy inside living. Rio Grande wild turkey and other native Texas wildlife are abundant. Hunting is allowed with a wildlife tax exemption for each residence.





FINANCIAL / TITLE

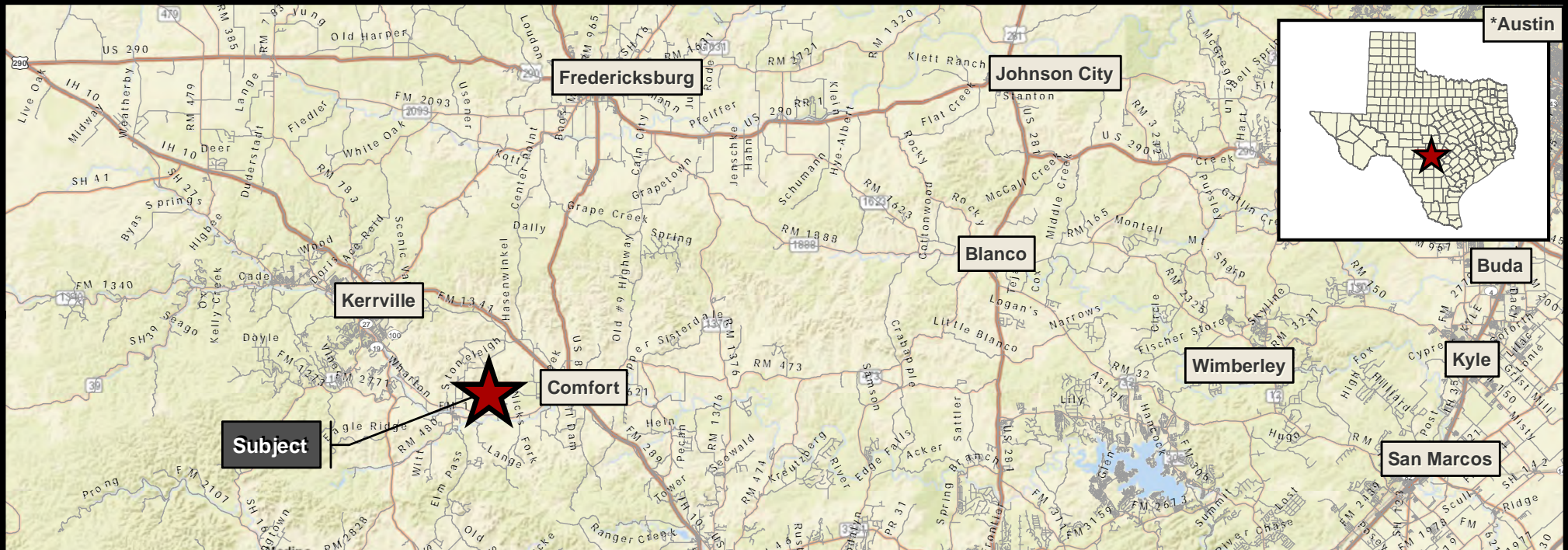
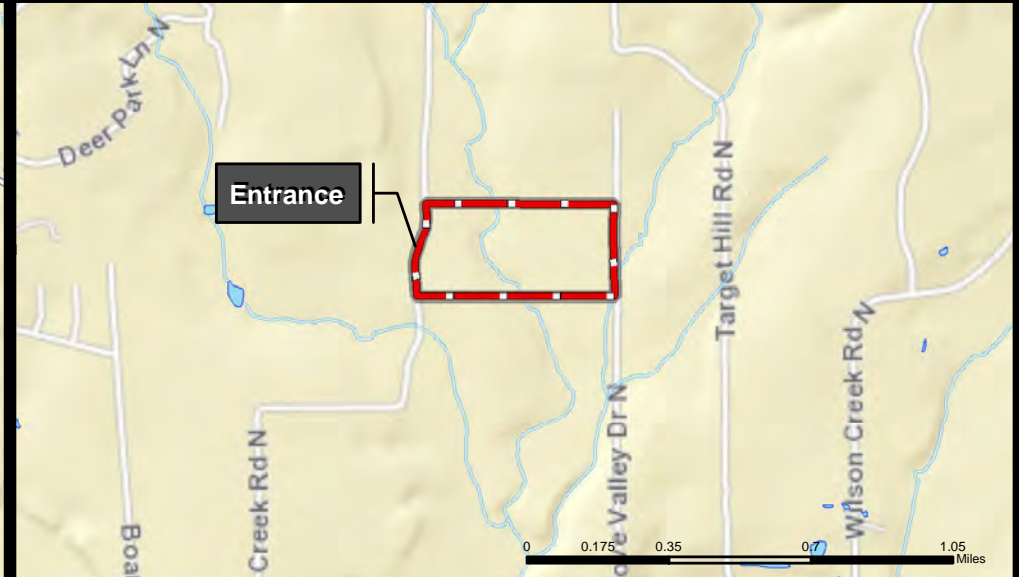
BLUFF CREEK RANCH, as previously described herein (51.39± ac), is offered at \$3,270,000 in Cash or at Terms acceptable solely at the discretion of the Sellers. The conditions of sale are as follows:

1. Offers to purchase or letters of intent must be in writing and accompanied by 1.00% of the purchase price to the escrow account at Hill Country Titles of Fredericksburg, TX.
2. All Prospective Buyers must demonstrate to the satisfaction of the Seller, absolute financial capability to purchase the Estate prior to scheduling an inspection of the Estate.
3. The Sellers will provide a basic owner's title insurance policy and a survey once acceptable offer is received.
4. Buyers' Brokers are welcomed and invited to contact Hudson Ross or Brady Anders with Anders Ranch Realty for information regarding Cooperation Policies.
5. Property has light deed restrictions.
6. HOA Fees are \$100/month.
7. All water right claims controlled by the owners will be transferred to the Buyer at Closing.
8. The property lies in the Center Point ISD.
9. The approx. 2024 property taxes were \$5,389.62 (per Kerr CAD).



This entire Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by the Seller. Information regarding land classifications and acreages are intended only as general guidelines and have been obtained from sources deemed reliable; however, accuracy is not warranted or guaranteed by the Seller or Anders Ranch Realty. Prospective Buyers should verify all information to their sole and complete satisfaction. **SHOWN BY APPOINTMENT ONLY – DO NOT TRESPASS.** Buyer's brokers/agents must be identified on first contact, and must accompany buying prospect on first showing to be allocated full fee participation. If this condition is not met, fee participation will be at the sole discretion of Anders Ranch Realty.

BLUFF CREEK RANCH | 51.39 ± AC | KERR CO



1 inch = 2,500 feet

0 0.3 0.6 0.9 Miles

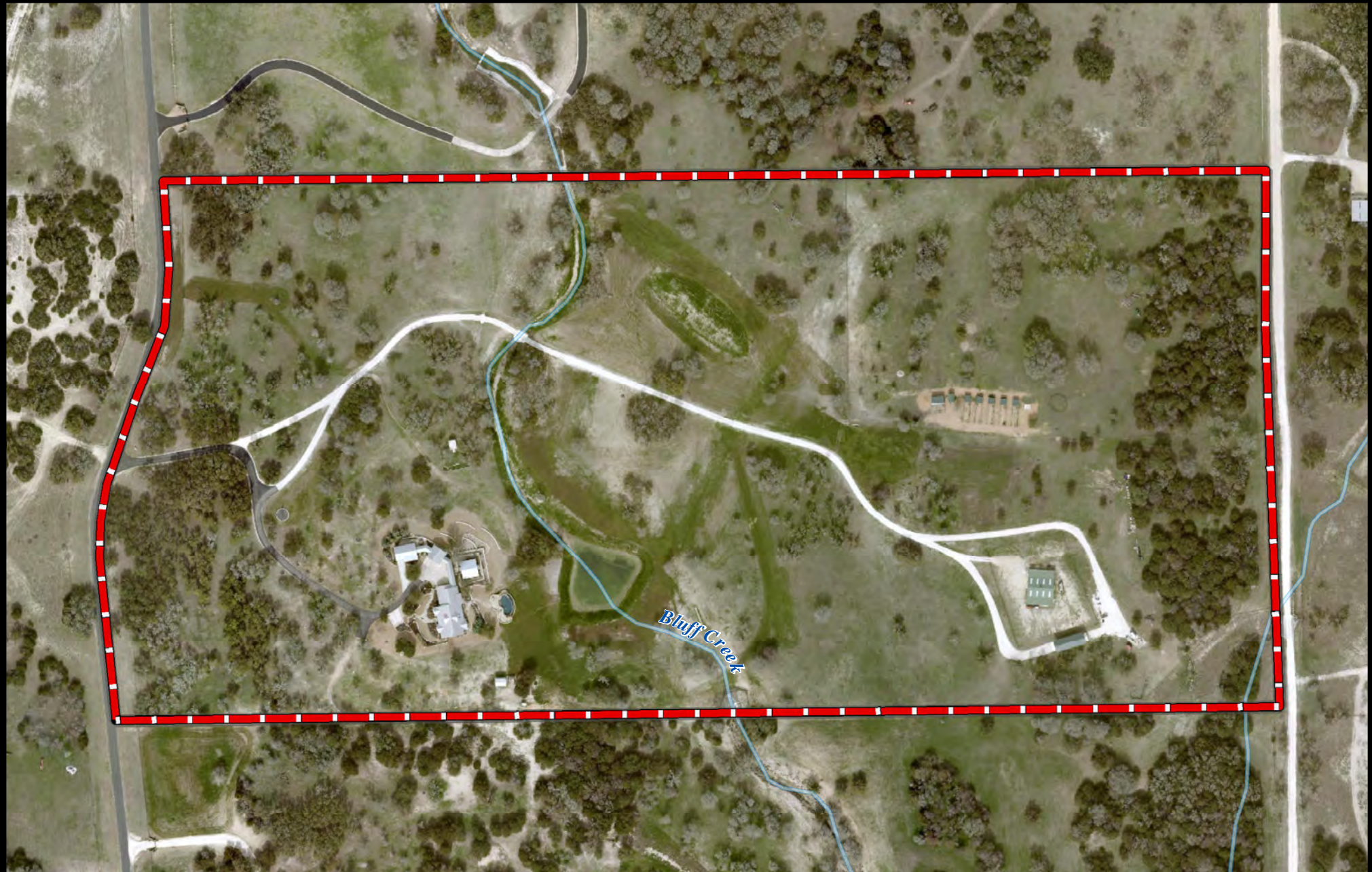


302 E. Main Street, Johnson City, Texas 78636
Office (830) 481-4444
www.AndersRanchRealty.com



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1 inch = 250 feet

0 0.03 0.06 0.09 Miles



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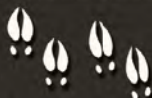
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1 inch = 270.83 feet

0 0.03 0.06 0.09 Miles






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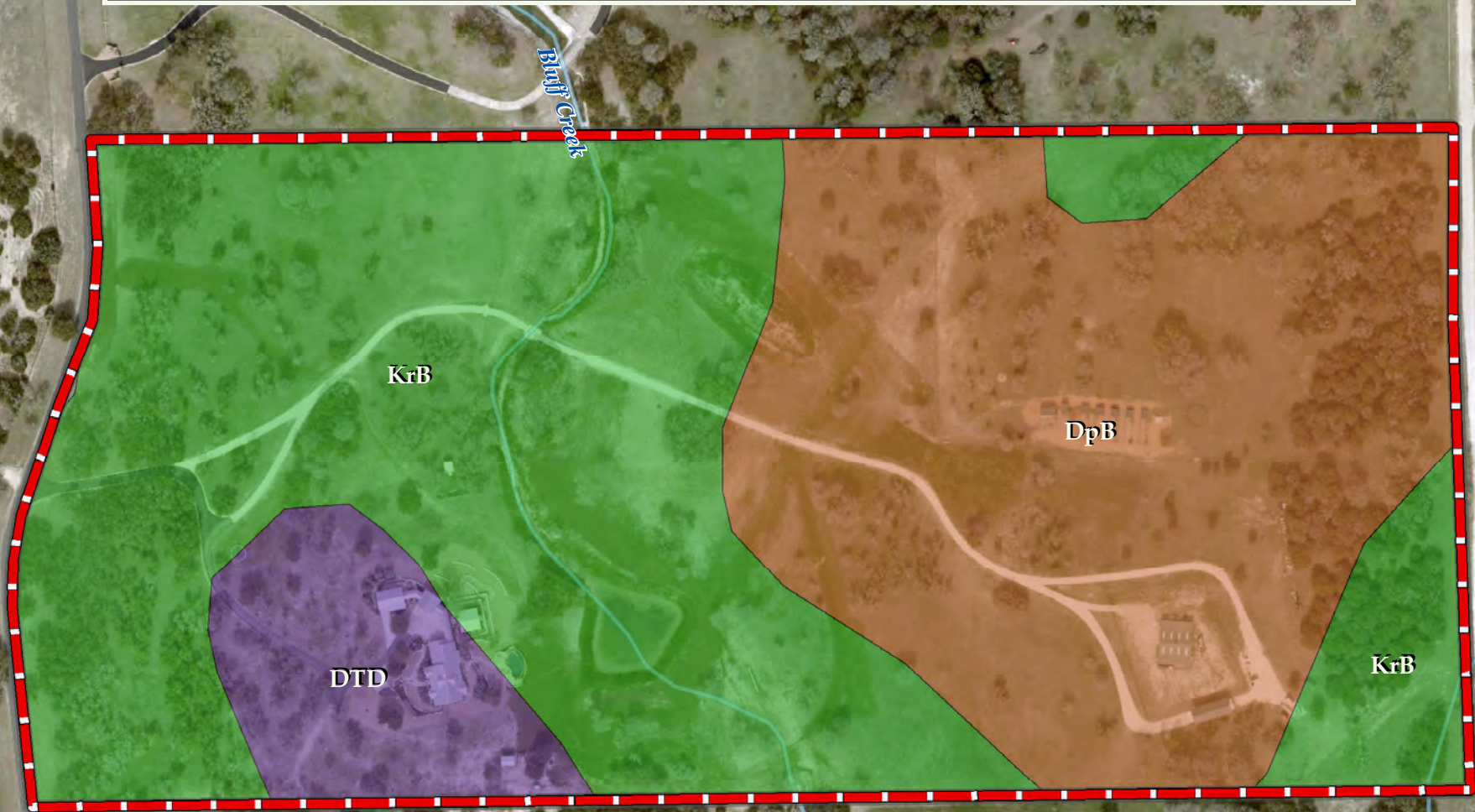


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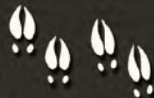
SOIL DESCRIPTION

-  DTD - Doss-Kerrville association, undulating (4± ac)  KrB - Krum silty clay, 1-3% slopes (26.39± ac)
 DpB - Depalt silty clay loam, 0-3% slopes (21± ac)



1 inch = 250 feet

0 0.03 0.06 0.09 Miles



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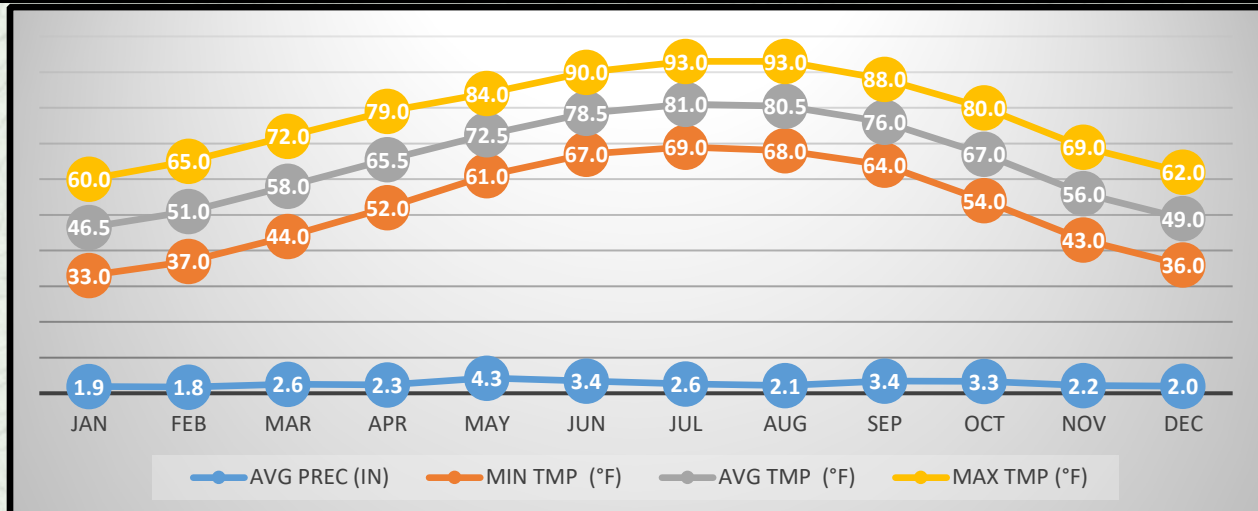


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CLIMATE DATA

Three-decade averages of climatological variables (1981-2001)
Climate Normals for **Center Point, Texas** from the National Climate Data Center (NCDC)

MONTH (1981-2001)	AVG PREC (IN)	MIN TMP (°F)	AVG TMP (°F)	MAX TMP (°F)
Jan	1.9	33.0	46.5	60.0
Feb	1.8	37.0	51.0	65.0
Mar	2.6	44.0	58.0	72.0
Apr	2.3	52.0	65.5	79.0
May	4.3	61.0	72.5	84.0
Jun	3.4	67.0	78.5	90.0
Jul	2.6	69.0	81.0	93.0
Aug	2.1	68.0	80.5	93.0
Sep	3.4	64.0	76.0	88.0
Oct	3.3	54.0	67.0	80.0
Nov	2.2	43.0	56.0	69.0
Dec	2.0	36.0	49.0	62.0
Ann	32.0	52.3	65.1	77.9



Zip: 78010	Days Where Temp Exceeds 86°F:	91 – 120 Days
	Freeze Date (Avg First Frost):	Nov 01st – 10th
	Freeze Date (Avg Last Frost):	Mar 21st – 31st
	USDA Hardiness Zone:	Zone 8a: 10F to 15F
	Koppen-Geiger Climate Zone:	Cfa – Humid Subtropical Climate
	Ecogregion:	30c – Balcones Canyonlands
	Palmer Drought Index:	Normal

BROKERAGE INFORMATION



Information About Brokerage Services

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

11-2-2015



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:
 - 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.

Anders Realty Licensed Broker /Broker Firm Name or Primary Assumed Business Name	514096 License No.	Brady@AndersRanchRealty.com Email	512-791-9961 Phone
Brady P. Anders Designated Broker of Firm	514096 License No.	Brady@AndersRanchRealty.com Email	512-791-9961 Phone
N/A Licensed Supervisor of Sales Agent/ Associate	N/A License No.	N/A Email	N/A Phone
Hudson Ross Sales Agent/Associate's Name	747281 License No.	Hudson@AndersRanchRealty.com Email	512-354-9440 Phone

Buyer/Tenant/Seller/Landlord Initials

Date



302 E. Main Street | Johnson City, TX 78636

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