



Protecting Clients. Conserving the Land.

SPIRES CREEK RANCH

377± Acres

*Medina River Frontage
Bandera County, Texas*



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Location

Spires Creek Ranch is located a few miles west of Bandera north of Highway 16, across from the cypress tree-lined Medina River on Peaceful Valley Road. Bandera, the Cowboy Capital of the World, has had a recent surge in growth and tourism and has many new shops, restaurants, live music venues, galleries, and amenities. Bandera is short 45-minute drive to San Antonio and its international airport, The Riverwalk, medical centers, and cultural attractions.

Acreage

377± acres Medina River Frontage, Bandera County, Texas

Description

Spires Creek Ranch is a world all unto itself. An incredibly peaceful and protected setting on the banks of Rock Cliff Reservoir, Spires Creek, and the Medina River. Huge live water sums it up but also shared with manicured grasslands, woodlands, impeccable cut limestone improvements and an architecturally unique hanger and runway.

The ranch was improved by a Texas oilman and famous pilot in the 90's from Houston who spared no expense in developing the infrastructure, improvements, and enhancing the land, waters, habitat and wildlife. This high fenced ranch has a paved road from the electric gate entrance that ties into a network of improved roads throughout the ranch. The central feature of the ranch is Rock Cliff Reservoir built 60 years ago in the lower reaches of Spires Creek ½ mile from its confluence with the Medina River. There is a secondary lake below the main reservoir that is supplied by water from Rock Cliff. The impressive dam and spillway are all on the ranch. Owners manage both reservoirs to maintain permit exemptions. The main reservoir is 25 feet deep at the dam and covers an impressive 65 acres. The lake is capable of expanding to cover 120 acres when full and 60 feet deep at the dam if the buyer chooses to obtain a state permit. The lake is filled with bass and catfish as is the smaller lake downstream. Waterbirds and ducks are regulars, as are the deer and turkey along its banks.





The paved road from the main entrance heads to an impressive Ranch Headquarters complex with the main house, guest house and historic barn and shed. Manicured open pastures and hay meadows give way to a parklike grass oak savannah with rolling hills and tremendous views of the steep surrounding Bandera hills. Past the Headquarters is the Retro Architecturally unique Airport that rivals any small FBO with offices, kitchen, dining, meeting room, hanger, and shop. An elevated viewing area allows such an amazing view of the airstrip that past owners would have airshows and fly vintage planes. The Spirit of Lindbergh was a feature article in 2002 on the Spires Creek Ranch airport and was described as “Recapturing the Allure of America’s Golden Age of Aviation”.

The rolling savannah with its century old giant Live Oaks give way to the riparian forests and hollows along Spires Creek and the Medina River. Spires Creek is cypress tree-lined below the dam along with some of the largest live

oaks and cedar elms in the county. The Medina River below is an ancient cathedral of cypress trees mixed with willow and sycamore in a lush gallery forest of native vegetation. Crystal clear waters of the Medina are a combination of deeper pools and riffles out of sight of neighboring improvements.



Headquarters Complex

The Headquarters tastefully located on the cliffs of the Lake was built to blend into the landscape and highlight the German Hill Country Culture. The following are descriptions of the improvements:

Limestone Block Main House

- 4bedrooms and 4 baths
- Exposed Limestone walls mixed with beautiful custom wood walls and ceilings.
- Massive rock entrance hallway
- Great Room with large fireplace.
- Modern kitchen with dining area.
- Back covered patio with fireplace and entertainment area.
- Large separate carport with storage and bathroom.
- Swimming Pool with decks and outdoor cooking patio.

Bunk House

- Restored older guest house.
- 2Br and 1 bath.
- New kitchen and living area.
- Front porch.











Barn and Work Shed

- Historic barn with cut limestone walls.
- Work benches and storage.
- Large cedar beams and posts.

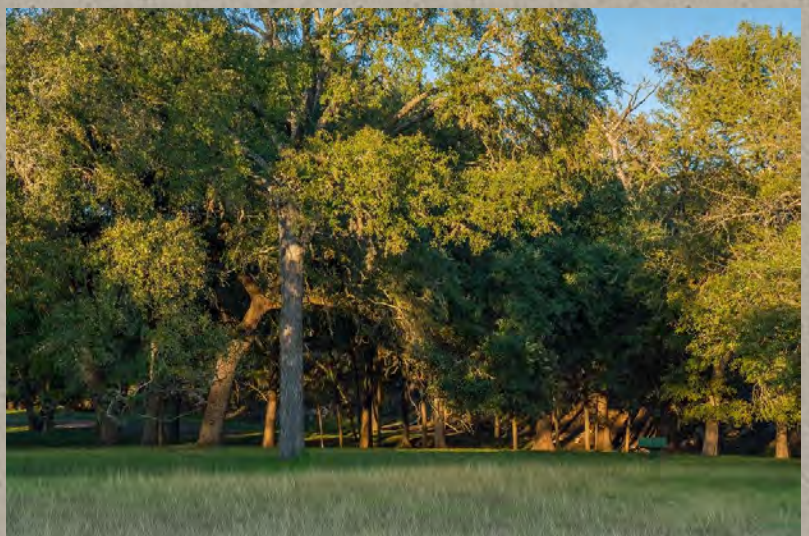
Artist Retreat

- Private small home on banks of Median River
- 1br/1bath
- Used as artist studio in past.
- Perfect to remodel into additional guest cottage.



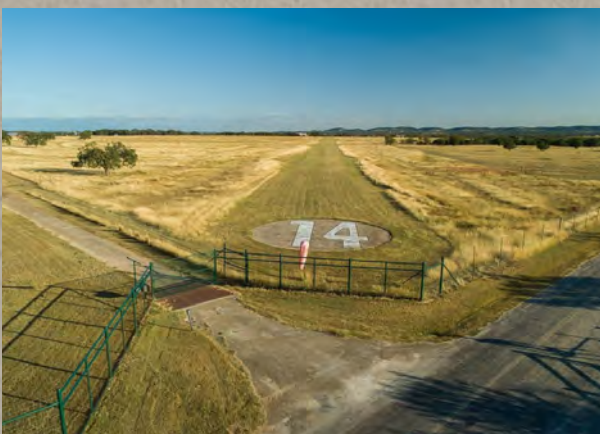
Other Ranch Improvements

- Five water wells, one is an irrigation well for hay meadow.
- Boat ramp for Rock Cliff.
- Large earthen dam with natural rock and concrete spillway.
- Steel stairs from the house down to the lake.
- High fenced with internal electric gates.
- Cattle pens.



Airport and Vintage Hanger

- 3600 ft fenced engineered and drained grass airstrip.
- Two concrete taxiways.
- 8,000 sq ft vintage hanger, shop, office, kitchen, and lounge designed by Jim Luigs.
- 20 by 80 ft open office and lounge wrapped by large windows.
- Two bathrooms.
- Complete shop with built in cabinets.
- 600 sq/ft Observation Deck.
- Full kitchen with large lounge table.
- Conference room.
- Built in cabinets, tables, and rosewood desks in office.
- Fuel Shed.





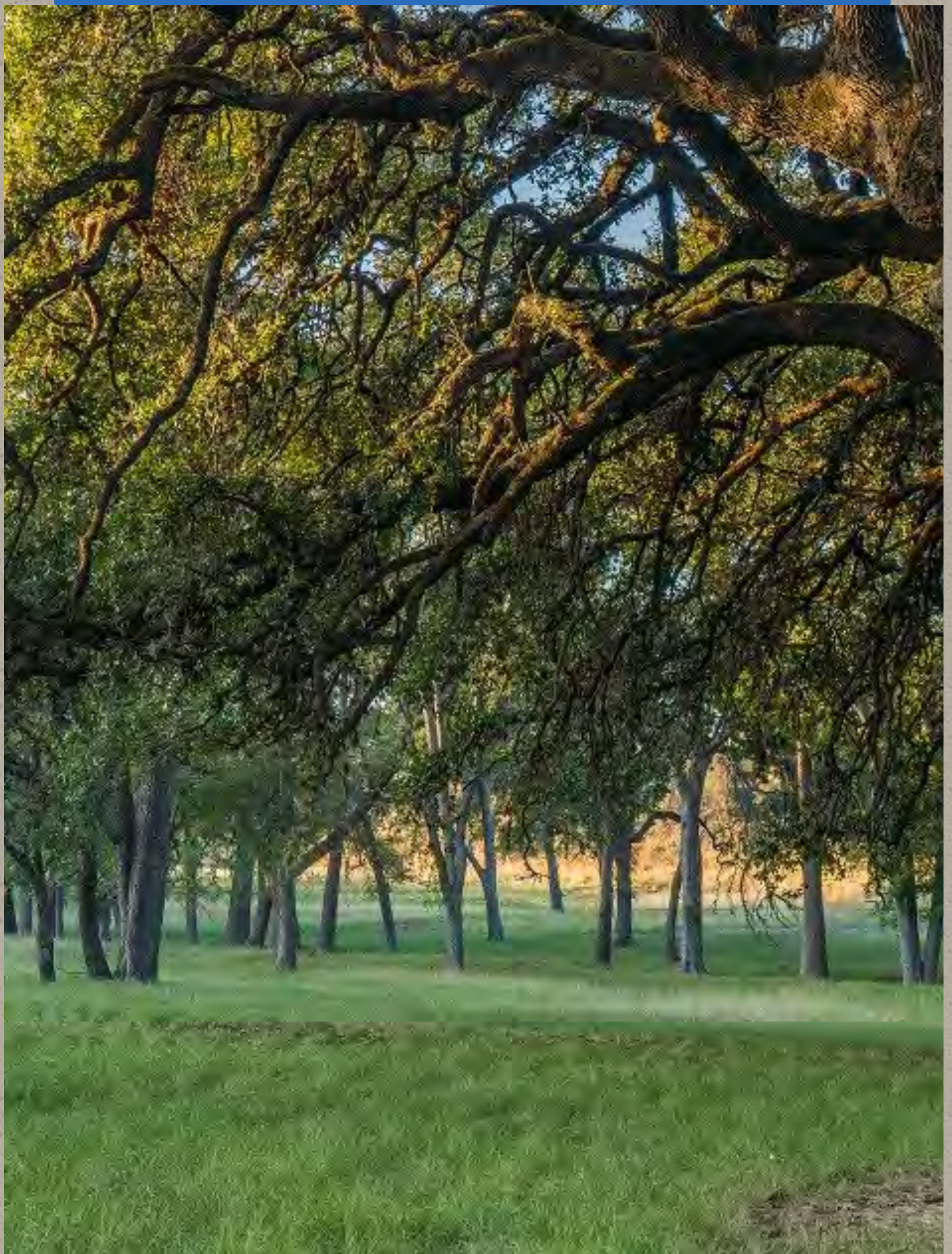
Wildlife, Ranching, and Habitat

The Ranch historically was a working registered Longhorn cattle ranch and grass farm. The Headquarters has a set of working pens and there are several pastures. There are many native and exotic species such as axis, fallow, sika whitetail deer, turkey, and feral hogs. The ranch with its amazing water features also has large populations of ducks and waterfowl in the winter. The two lakes are stocked with bass and catfish. The combination of water resources and upland Hill Country habitat and game creates a sportsman's paradise.

Spires Creek Ranch is in the heart of the Texas Hill Country or Edwards Plateau. The combination of native pastures, wooded savannas, rock outcrops, and forested bottoms provided a diversity of habitat types for game and non-game species. Songbirds, hummingbirds, shorebirds, monarch butterflies, hawks, and ringtail cats capture the amazing wildlife diversity on the ranch. Winter and spring rain brings an explosion of wildflowers, and the native grasses, shrubs, and trees complete the multi-season flora of the ranch.









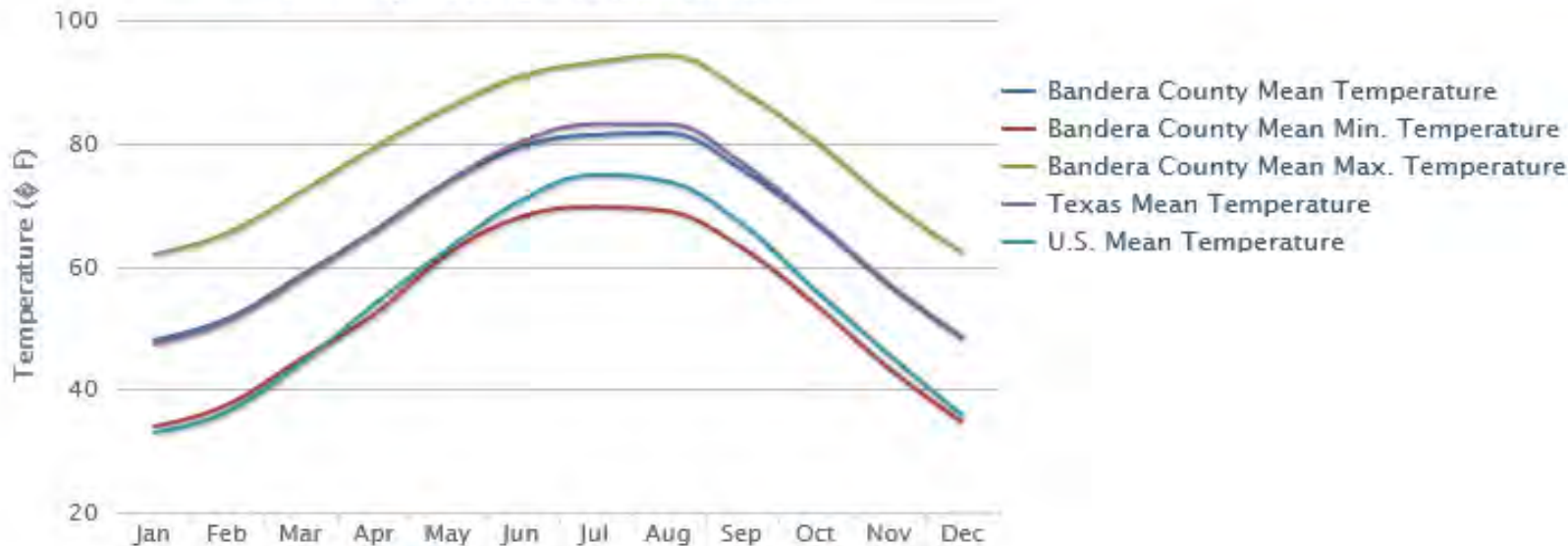


Average Temperature

Annual Average Temperature, #98



Monthly Average Temperature



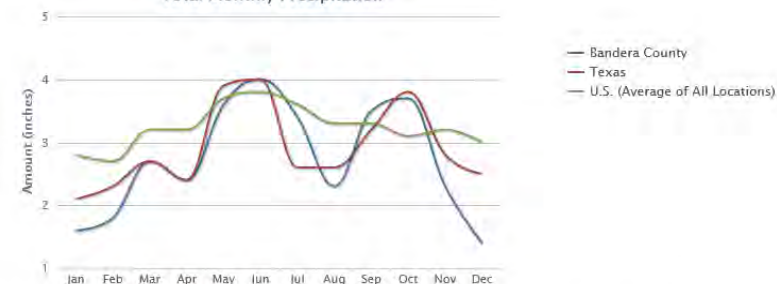
Ranks: Average Max. Temperature: #72, Average Min. Temperature: #119

Precipitation

Average Annual Precipitation, #107



Total Monthly Precipitation



Average Number of Days with 0.1 Inch or More Precipitation in a Year (this gives an indication of the number of days in a year that it is useful to have an umbrella), #124

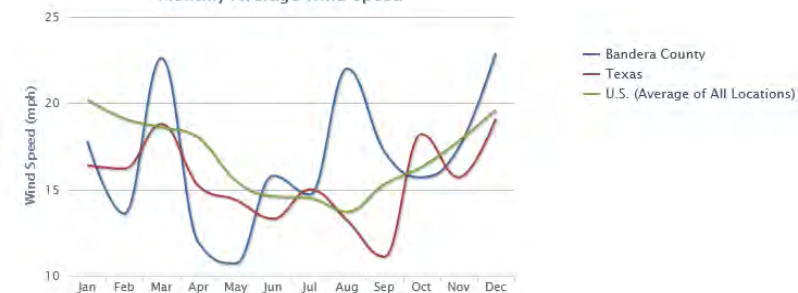


Wind Speed

Annual Average Wind Speed, #65

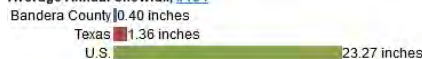


Monthly Average Wind Speed

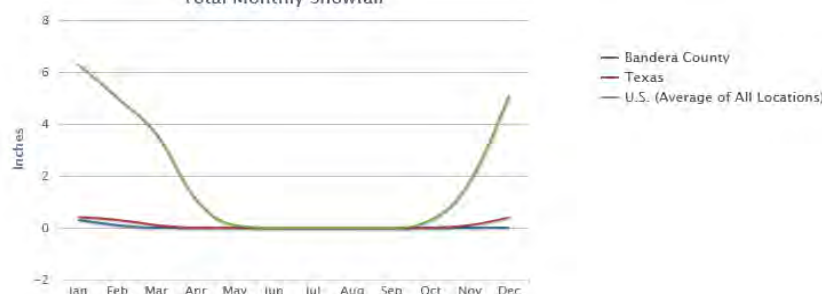


Snow

Average Annual Snowfall, #154



Total Monthly Snowfall



Average Number of Days with 1 Inch or More Snow Depth in a Year, #212

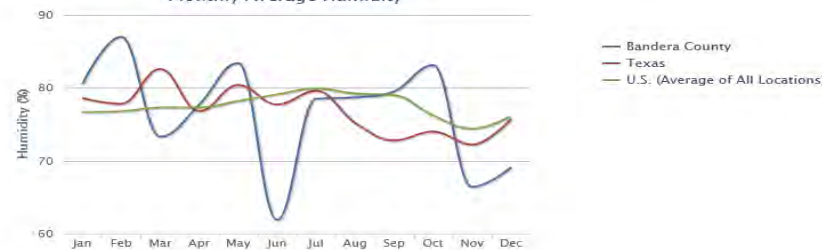


Humidity

Annual Average Humidity, #143



Monthly Average Humidity

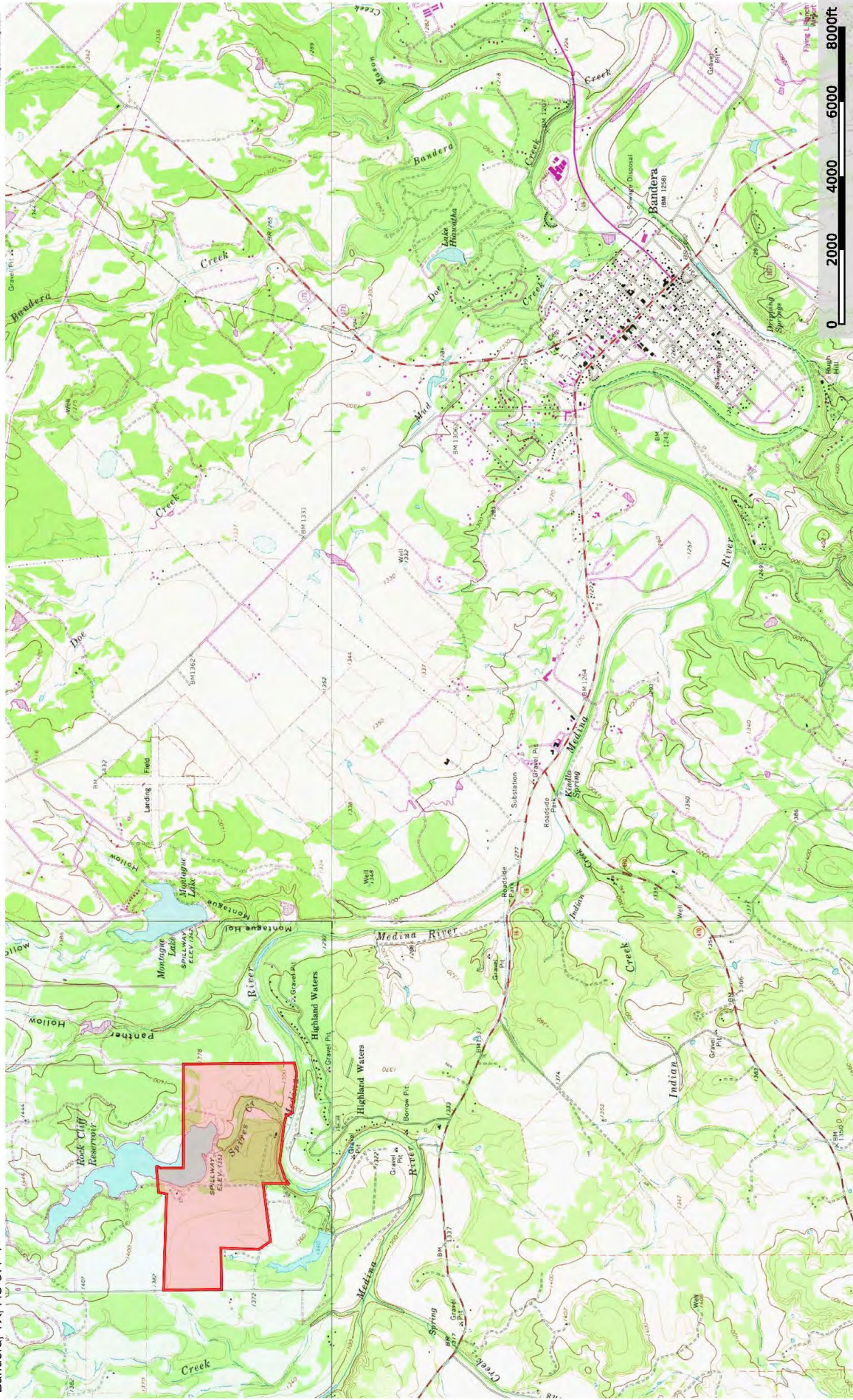


Wind Speed

Annual Average Wind Speed, #65



* The temperature, snow fall, and precipitation information on this page were calculated from the historical data of 18,000+ U.S. weather stations for the period of time from 1980 to 2010. The humidity and wind speed information were calculated from data from 15,000 worldwide stations for the period of time from 1980 to 2010.

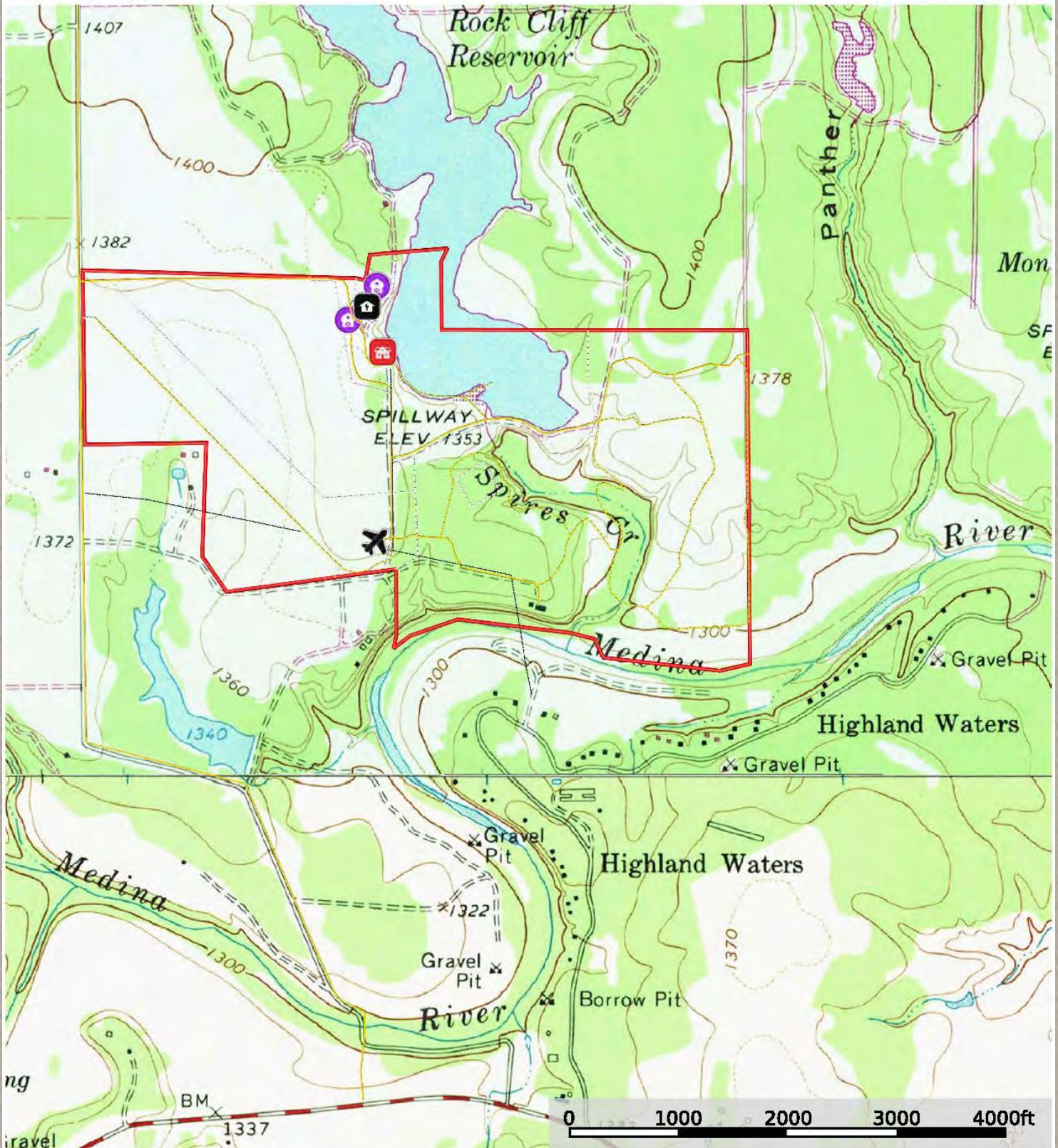


Boundary 1



- Plane
- Foreman's House
- Barn
- Main House
- Electricity
- Electricity
- Electricity
- Fence
- Road/Trail
- Primary Road
- Boundary

The information contained herein was obtained from sources deemed to be reliable. Land & Water Services makes no warranties or guarantees as to the completeness or accuracy thereof.





Price

**Price Reduced
From
\$10,000,000 to \$8,500,000**

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Disclaimer

This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.

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