



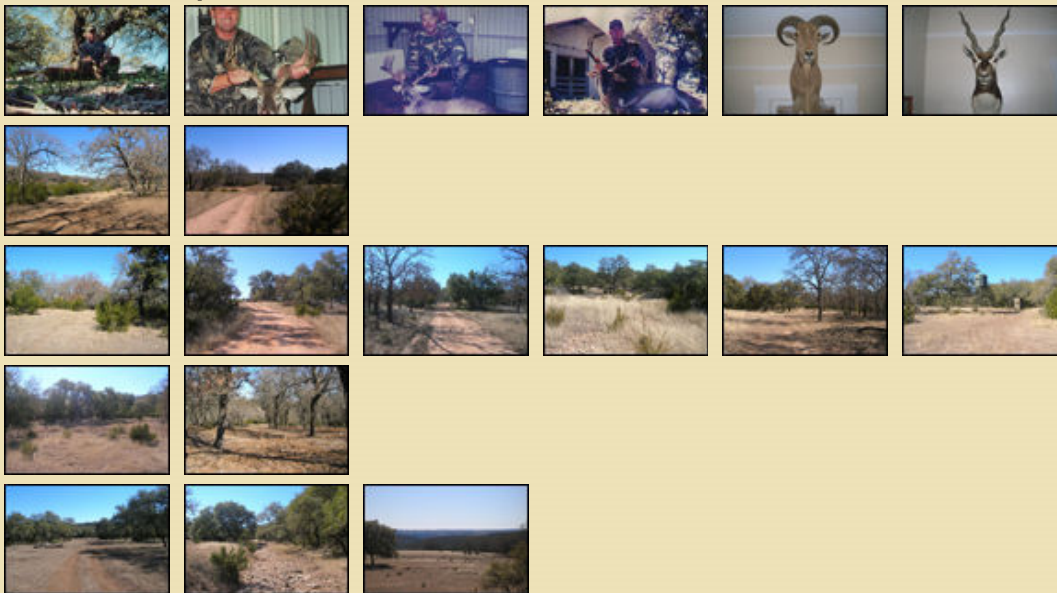
HILL COUNTRY

SOUTH TEXAS

WEST TEXAS

KERR COUNTY HUNTING RECREATIONAL RANCH
 (Prestigious Hunt/Kerrville Area, Scenic, Private, Abundant Wildlife)
 1,028 ACRES
 KERR COUNTY, TEXAS

Wintertime Snapshots



LOCATION: Located in Kerr County at the headwaters of the South Fork Guadalupe River approximately 12 miles southwest of Hunt, or 20 miles west of Kerrville which is the county seat, or 80 miles northwest of San Antonio, or 130 miles southwest of Austin, or 280 miles west of Houston, or 340 miles southwest of Dallas. All distances are measured straight-line "as the crow flies".

BACKGROUND INFORMATION: This 1,028 acre ranch is on the market for the first time and was once part of a 10,000 acre cattle ranching operation. This ranch is located just west of the prestigious Hunt area that includes many famous summer camps such as Camp La Junta, San Antonio Camp, Camp Arrowhead and Camp Mystic to name a few. Located at the headwaters of the South Fork Guadalupe River, other area attractions are the Kerr State Wildlife Management Area and the YO ranch, both within 20 minutes drive.

REASON FOR SALE: The owner has elected to sell this property, which is a portion of her larger ranch, for

estate planning purposes.

METHOD OF SALE: The Owner (Seller) has given Thornton Ranch Sales exclusive written authorization to sell this fine property. The Seller will convey the property by a General Warranty Deed, provide a standard Owner's Policy of Title Insurance and furnish a current/recertified survey. The property is offered for sale for all cash.

DESCRIPTION: This excellent hunting/recreational ranch is rich in game and Kerr County and has long been known for its abundant whitetail deer population. Hogs, birds, turkey, bobcats and the occasional mountain lion also inhabit the property. In addition there are several species of free roaming exotics, including but not limited to: axis deer and aoudad sheep. In addition there are many sites on the ranch that Indian artifacts have been found and most likely many more waiting to be discovered. The ranch is surrounded by large neighbors. You will find a happy mixture of literally thousands of oaks including: live oak, Spanish oak, post oak and blackjack oak. There are various hardwoods, persimmon trees, shrubs, cedar trees and native grasses that benefit wildlife. Diverse topography consists of hilltops, valleys, draws and meadows. This pristine ranch is a sportsman's dream at a very affordable price. Mullen creek (seasonal), a tributary of the South Fork Guadalupe River, meanders through the ranch for a linear distance of about two miles. Elevations vary from 2,020 to 2,275 feet above sea level providing views of the Guadalupe River Valley and the hills beyond that will take your breath away. There are numerous building sites with scenic views for a cabin, lodge or ranch home. Frontage on Highway 39 provides superb access to the property. This ranch is very special as there are no easements through it nor are there any public roads on any side except for frontage on Highway 39.

MINERALS: It is believed the Owner (Seller) owns all minerals. All minerals owned will be conveyed to Buyer subject to Seller's reservation of a one-half participating royalty interest in all minerals now owned by Seller. Additionally, all air and water rights owned will be conveyed to the Buyer.

POSSESSION: Possession of the Property, subject to no hunting or grazing leases, shall be delivered to the buyer on the date of closing and funding.

IMPROVEMENTS: The property has one windmill and electricity is available, is low fenced on two sides with one side high fenced and has an excellent internal road system.

TAXES: Based on current agricultural use the total ad valorem taxes for calendar year 2010 were approximately \$1,028. The property will be conveyed to the buyer with said agricultural use designation in place.

PRICE: \$2,929,800.00* (\$2,850 per acre) \$2,570,000.00* (\$2,500 per acre)

* Price to be adjusted based on the actual number of surveyed acres that will be conveyed by a General Warranty Deed and covered by an Owner's Policy of Title Insurance multiplied by the price per acre agreed upon by OWNER and Buyer. No personal property or livestock shall be included in the sale.

TERMS: All cash at closing or any other terms acceptable to the Seller.

LOCAL AREA INFORMATION: Kerr County: <http://www.co.kerr.tx.us/>

City of Kerrville: <http://www.kerrville.org>

Kerrville Chamber of Commerce: <http://www.kerrvilletx.com/>

YO Ranch: <http://www.yoranch.com/>

Kerrville Airport: <http://www.kerrvilleairport.com/>

Kerr Wildlife Mgt Area: http://www.tpwd.state.tx.us/huntwild/hunt/wma/find_a_wma/list/?id=12

San Antonio International Airport: <http://www.sanantonio.gov/Aviation/>

AIRPORT INFORMATION: The Kerrville Muni/Louis Schreiner Field is located just 20 miles east of this

property. It has a 6,000 foot airstrip with all services including 100LL and Jet-A fuel. The San Antonio International airport is located 80 miles east of the ranch.

BROKER'S COMMENT: This is one of the prettiest ranches to hit the market in a long time. Its location is second to none being smack dab in the center of all the well known Hill Country towns such as Hunt, Ingram, Kerrville, Fredericksburg, Boerne, Bandera, Junction, Austin and San Antonio. Access is virtually unimpeded from any direction as paved highways and county roads take you right to your very own private entry gate. No easements or multiple gates to deal with. An absolutely beautiful ranch at a reasonable price awaiting the lucky buyer!

SHOWING COORDINATION: This ranch is available for inspection seven days a week by prior appointment only. CALL: FRANK J. CARTER (956) 740 4849 at any time for showing coordination, service and support. Or you may contact Frank via email at frankcarter220@yahoo.com. Or if Frank is not available, contact LEN THORNTON (210) 656-1955 or via E-Mail: len@thorntonranchsales.com.

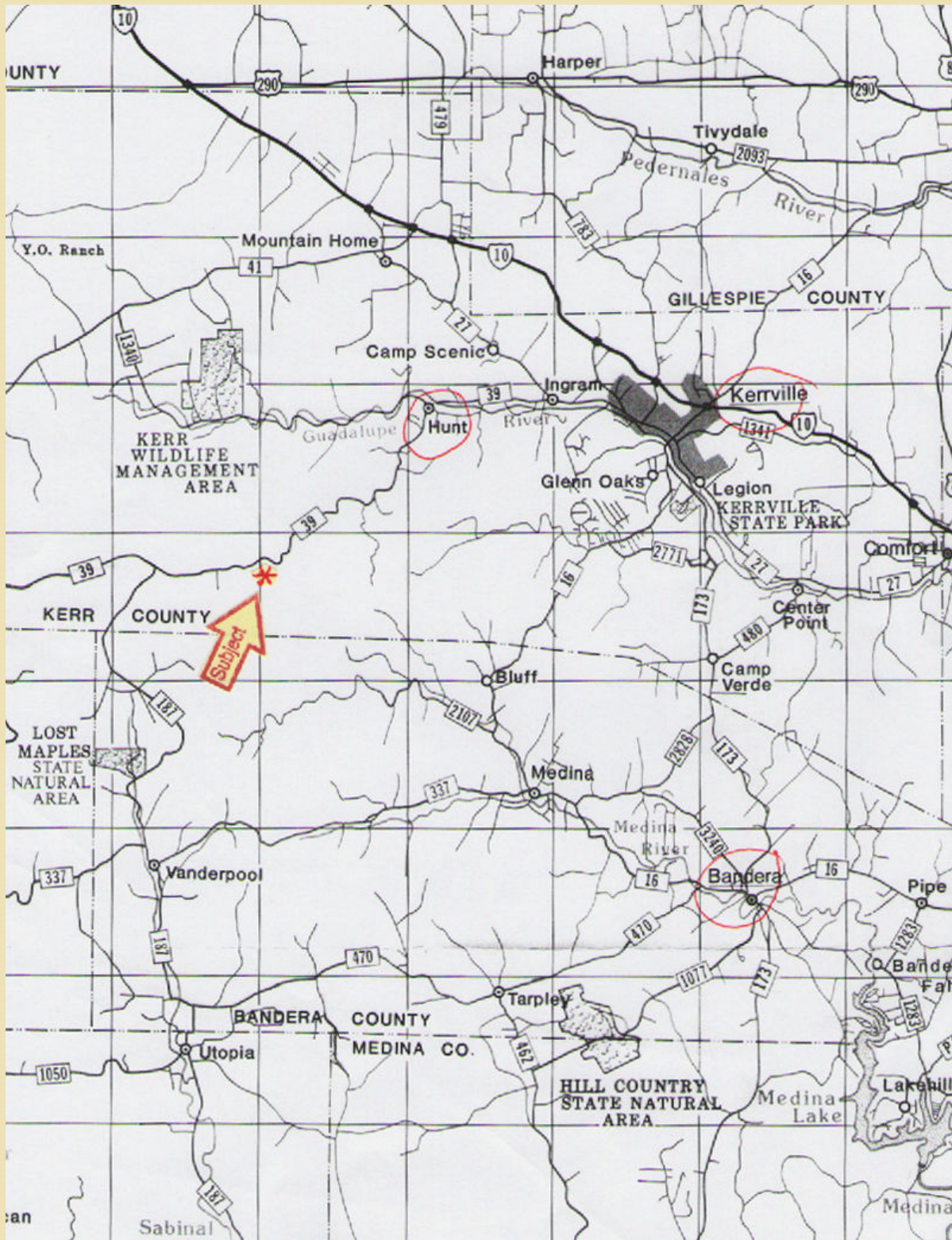
NOTE: This information was obtained from sources deemed reliable and is presented subject to errors, omissions, change of price or conditions, prior sale or withdrawal from the market without notice and is provided by Thornton Ranch Sales without any guarantee, warranty or representation, express or implied.

MAPS:

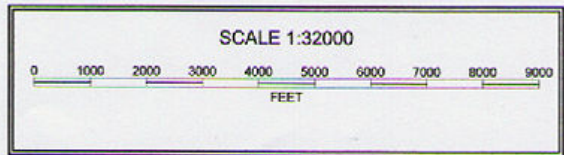
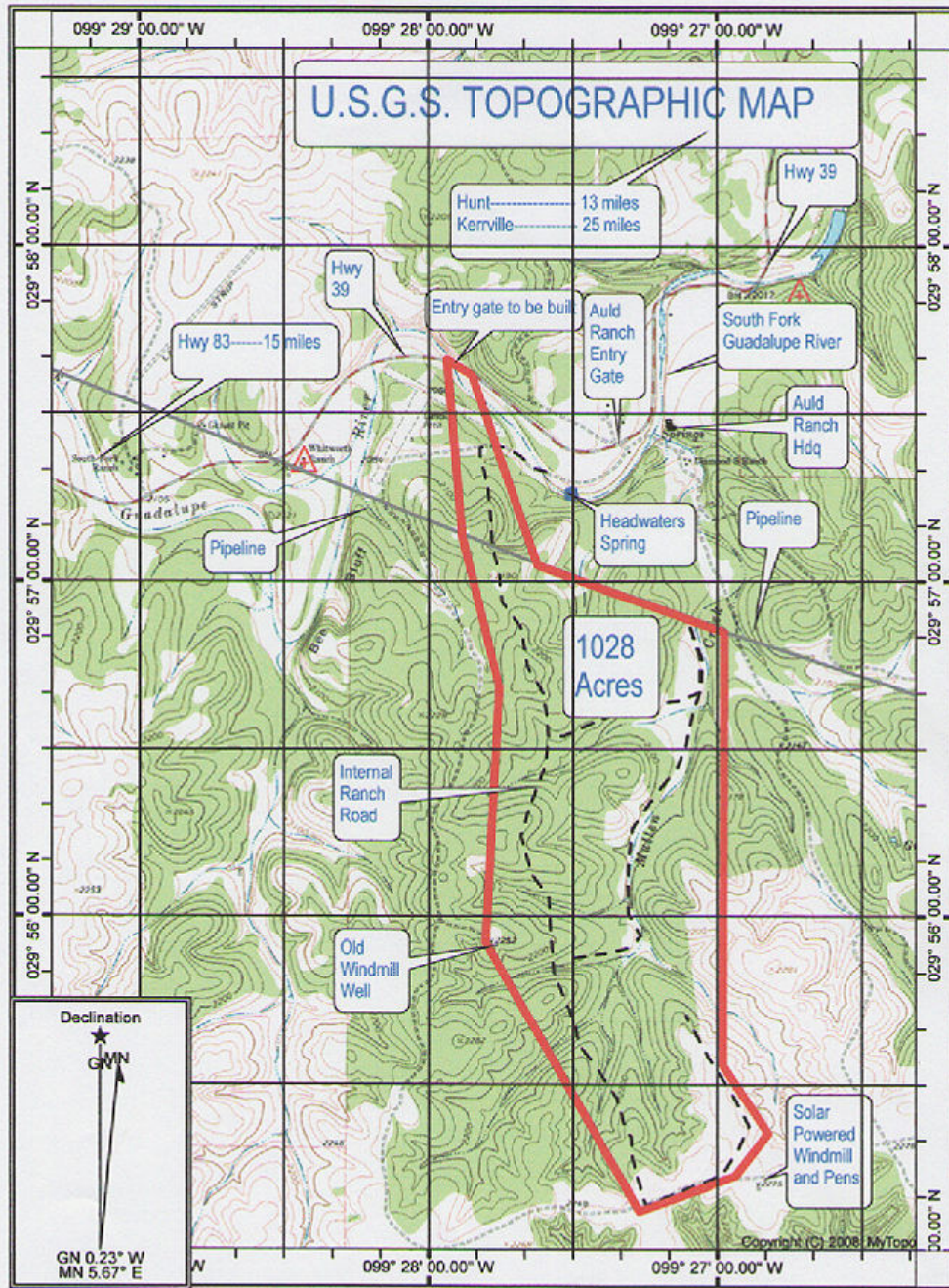
TEXAS HIGHWAY MAP



KERR COUNTY ROAD MAP



U.S.G.S. TOPOGRAPHIC MAP



For more information on this property see our Invitation to Buyers.

