



HILL COUNTRY

SOUTH TEXAS

WEST TEXAS

KENDALL COUNTY RANCH

(Views, Wildlife, Private & Secure, Excellent Location)

180.725 ACRES

KENDALL COUNTY, TEXAS



LOCATION: Located in central KENDALL County approximately 7 miles northwest of Boerne, which is the county seat, or 35 miles northwest of San Antonio, or 85 miles southwest of Austin, or 190 miles west of Houston, or 225 miles southwest of Dallas. All distances are measured straight-line "as the crow flies".

BACKGROUND INFORMATION: Property is on the market for the first time in 90 + years.

REASON FOR SALE: The owner has made the decision to sell this property for estate planning purposes.

METHOD OF SALE: The Owner (Seller) has given Thornton Ranch Sales and Pearson Real Estate exclusive written authorization to sell this fine property on a Co-Broke basis. 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 rugged Hill Country gem has it all: diverse topography to include ravines, wet weather creek, pastures and hilltops, wildlife, thousands of native trees, shrubs and grasses. Hilltop views offer perfect building sites for a lodge or ranch house for use either as a permanent residence or

recreational ranch. Whitetail deer, exotics, hogs, predators and birds being abundant. There is an electric gate in place from the east entrance. Improvements include a ranch house, several out buildings, electricity, water well and all sides are low fenced. Excellent location, just 7 miles to downtown Boerne or 35 minutes to San Antonio. The Property is located in the highly acclaimed Comfort Independent School District. Located in the midst of all the well known Hill Country towns such as Bandera, Blanco, Fredericksburg, New Braunfels, Gruene, Kerrville, Comfort, Sisterdale and Luckenbach. This ranch is a blank canvas awaiting the lucky Buyer to create his/her masterpiece.

MINERALS: Surface estate sale only.

POSSESSION: Possession of the Property will be delivered to the buyer on the date of closing and funding.

IMPROVEMENTS: Ranch home, water well, electricity, septic system, fenced with security gate.

TAXES: Based on Kendall CAD 2013 taxes were \$831.00 with Ag. Exemption.

LOCAL AREA INFORMATION:

Kendall County: <http://www.co.kendall.tx.us/>

City of Boerne: <http://www.ci.boerne.tx.us/>

Kendall County Appraisal District: <http://www.kendallad.org/>

Boerne Chamber of Commerce: <http://boerne.org/>

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

PRICE REDUCED: \$1,090,500 or \$6,000 an acre

TERMS: (2 Options):

- All cash at closing.
- Any other terms acceptable to OWNER.

AIRPORT INFORMATION: The San Antonio International Airport is located just 45 minutes southeast of this property.

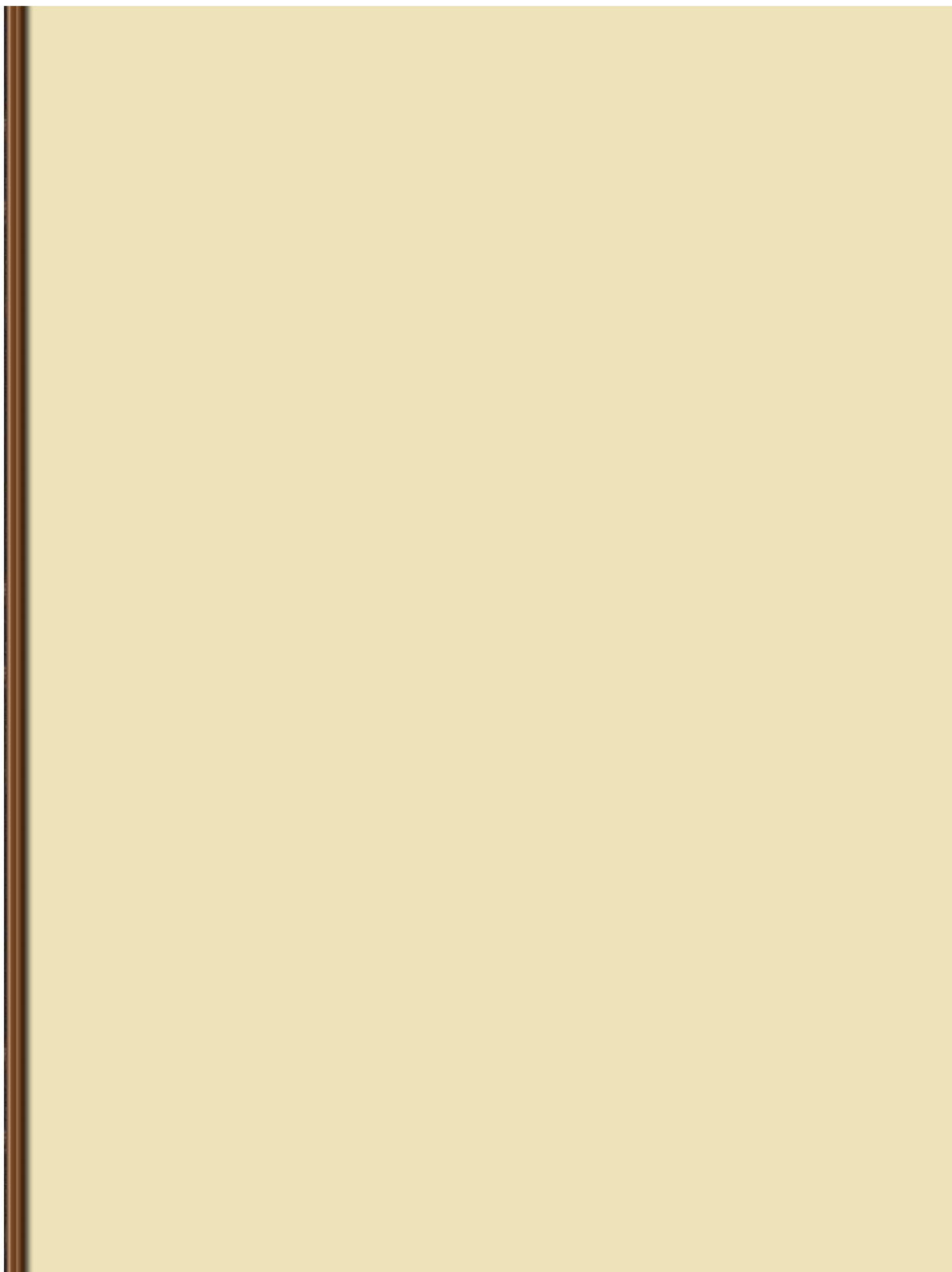
SHOWING COORDINATION: This ranch is available for inspection seven days a week by prior appointment only. CALL: **Frank J. Carter (956) 740-4849** at any time for showing coordination, service and support. Or you may contact him via E-Mail at: frankcarter220@yahoo.com. Or if Frank is not available, then contact **Bob Runion (210) 887-3929** or via E-Mail: bobr@gvvc.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 and Pearson Real Estates without any guarantee, warranty or representation, express or implied.

Thornton Ranch Sales and Pearson Real Estate hereby notify Buyers of real estate that properties may be subject to Oak Wilt, Drought, Flood, Hurricanes, Tornadoes, Infestation, Allergens, Economic Influences, Diseases and other acts of God, Nature or Man.

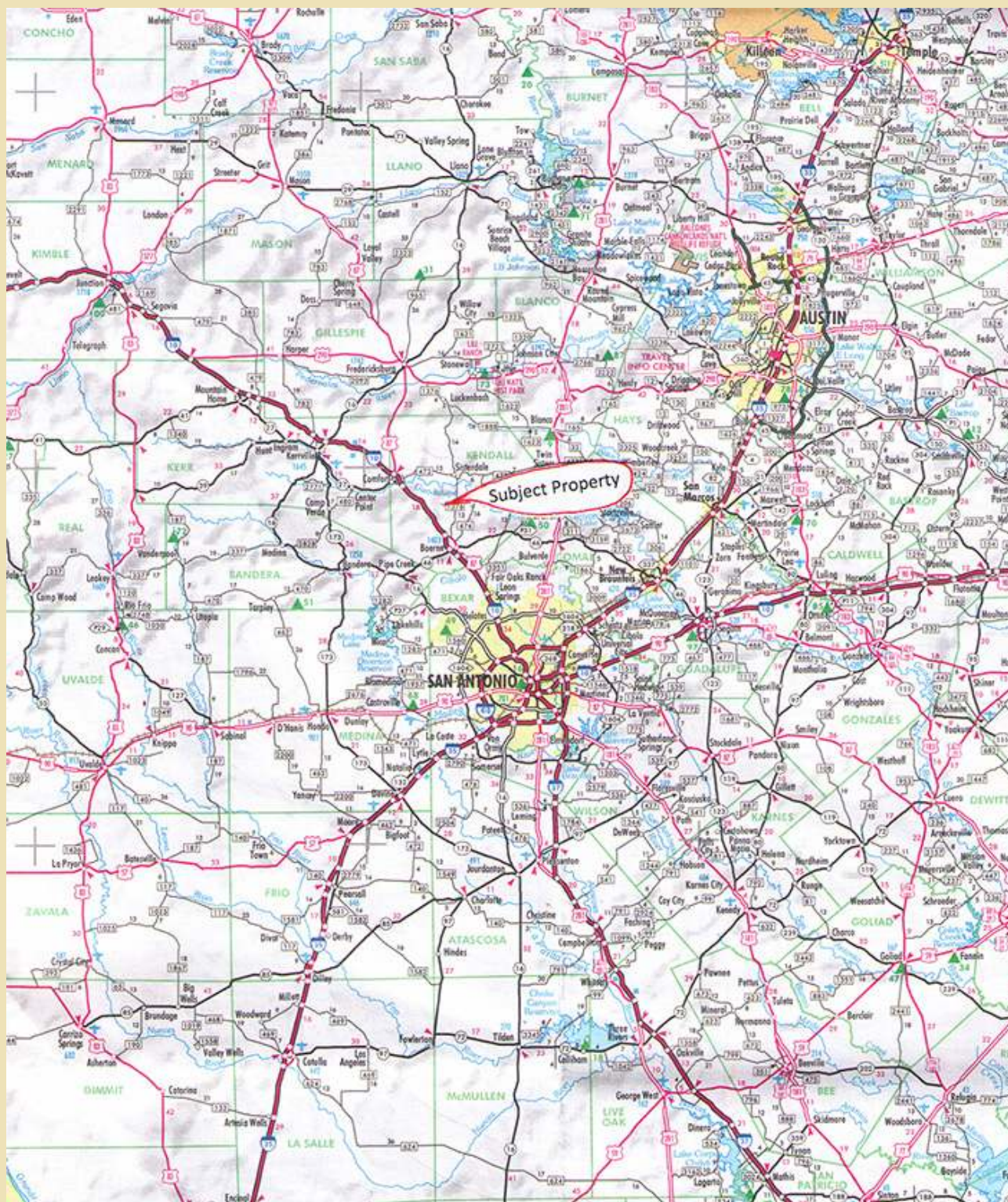
Buyer's Brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Frank J. Carter, Broker, and Pearson Real Estate.

[For more information on this property see our Invitation to Buyers.](#)

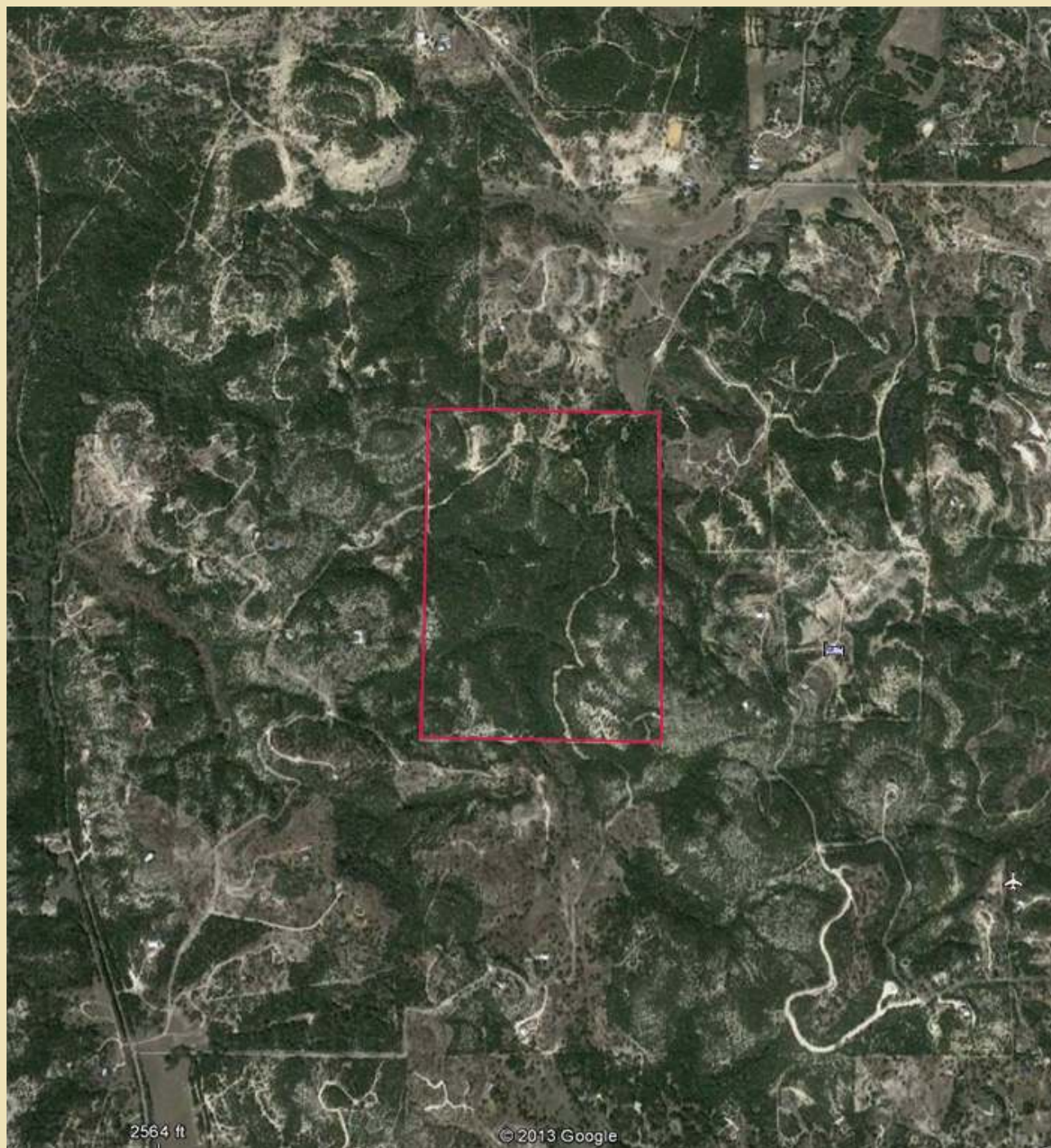


MAPS:

TEXAS HIGHWAY MAP



[AERIAL MAP](#)



[TOPOGRAPHIC MAP](#)

