



HILL COUNTRY

SOUTH TEXAS

WEST TEXAS

BANDERA COUNTY HUNTING/RECREATIONAL RANCH

(Deer, Turkey, Axis Deer, Fallow Deer, Aoudad Sheep, Blackbuck Antelope, Hogs)

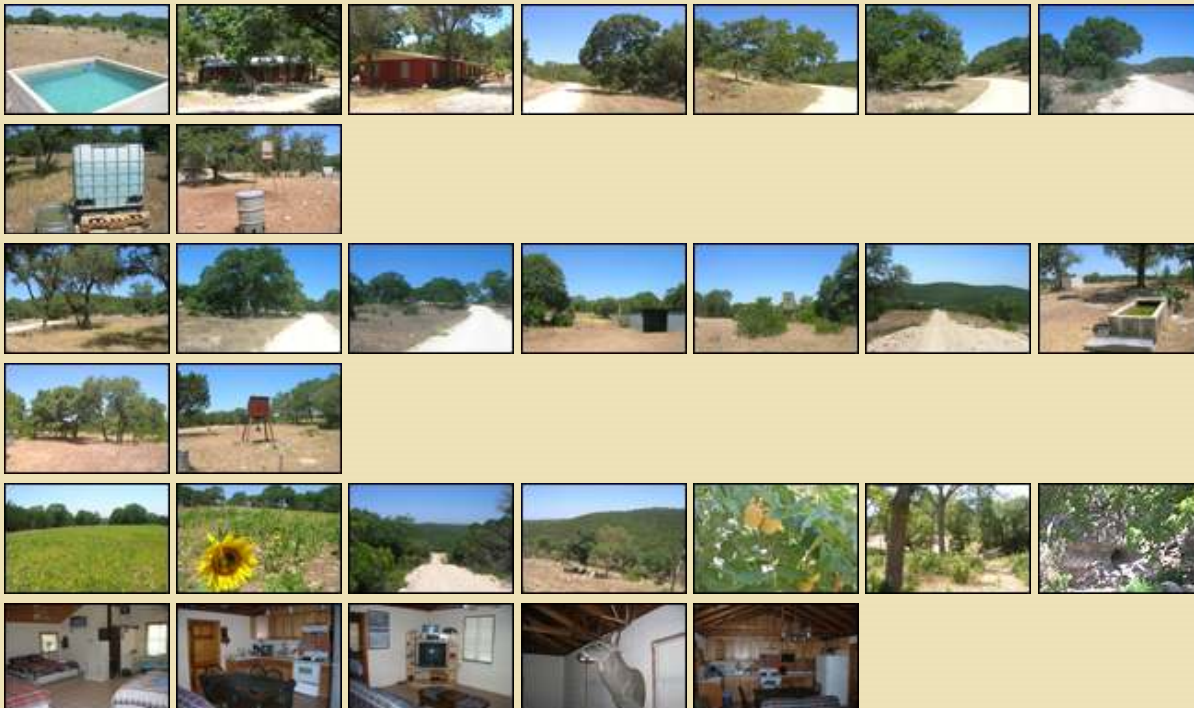
400 +/- ACRES

BANDERA COUNTY TEXAS

Aerial Snapshots



Ground Snapshots



LOCATION: Located in Bandera County approximately 25 miles west of Bandera, or 55 miles northwest of

San Antonio, or 110 miles southwest of Austin, or 245 miles west of Houston, or 330 miles southwest of Dallas. All distances are measured straight line "as the crow flies".

BACKGROUND INFORMATION ON THIS PROPERTY: This ranch has been in the hands of the present owners since 2004. They have made many improvements to the ranch and it is now a "one of a kind" year around ranch that anyone would be proud to own.

METHOD OF SALE: The owners have given Thornton Ranch Sales written authorization to market and sell this property. The seller will convey the property by Special Warranty Deed, provide a current survey and pay for a standard Owner's Policy of Title Insurance. Terms of sale shall be all cash at closing.

DESCRIPTION: This scenic ranch has end of the road privacy, no easements go through the ranch to serve other people and is low fenced on all sides. Three large ranches are neighbors. The present owners have put in over four miles of top notch roads that can be easily driven in two wheel drive vehicles. There are valleys and mountains that top 2,300' in elevation and offer breathtaking views of the surrounding country. Game is abundant with whitetail deer being the most prevalent. Free roaming exotics include axis deer, fallow deer, blackbuck antelope and aoudad sheep. The property abounds in turkey and hogs are also present and can be hunted year around. The occasional mountain lion along with bobcats are also to be found on the ranch. The owners have several feeding and watering stations in addition to food plots. Two excellent wells produce an abundance of potable water for human consumption, wildlife and irrigation of food plots. There is a hunters' cabin, approximately 1,800 square feet, complete with bathroom, utility room, kitchen and bedrooms. There are also several out buildings. There is an outstanding tree cover comprised of blue oak, Spanish oak, live oak, shin oak, lacy oak, cherry trees, walnut trees, persimmon trees, pecan trees, cedar trees, the rare and superstitious madrone tree, buckeye, mountain laurel, and hackberry to name a few. The ranch has a wet weather creek plus numerous wet weather springs. This beautiful and scenic ranch is secluded, peaceful and offers unlimited potential for the right buyer.

MINERALS: It is believed the minerals are intact and they are not now leased. Conveyance of the minerals are negotiable.

WATER: Two wells, one pila, several wet weather springs and a wet weather creek are present.

POSSESSION: Possession, subject to no hunting or grazing rights shall be given the day of closing and funding. Presently there is a cedar clearing operation in progress that can be terminated with thirty days notice.

IMPROVEMENTS: Excellent internal road system recently put in, over four miles in length. Water wells, electricity, septic system, food plots, game feeding and watering stations. The Hunter's Lodge is equipped with all the comforts of home including bathroom, kitchen, utility room for washer and dryer, two bedrooms, one large that can sleep 8 to 20 depending on beds and one small that can sleep 2-4. There is running water, electricity, septic system, phone, internet and TV via satellite access. The lodge has heat and AC. There are several other out buildings including barns, workshop and carport.

PRICE: \$1,500,000* (\$3,750.00 per acre)

Price to be adjusted based on actual number of surveyed acres that will be conveyed by a Special Warranty Deed and insured by an Owner's Policy of Title Insurance multiplied by the price per acre agreed upon by Seller and Buyer. Said price shall not include any personal property.

TERMS: All cash at closing

TAXES: Approximately \$2,071, based on current agricultural exemption as per Bandera County Appraisal District

LOCAL AREA INFORMATION: Several Hill Country towns are within easy driving distance such as Kerrville, Junction, Fredericksburg, Boerne and Bandera. Bandera has motels, restaurants, hardware and feed stores, and just about everything one would need in the way of running a ranch.

AIRPORT INFORMATION: San Antonio International Airport is approximately 55 miles from the ranch. There are smaller airports close by in Hondo, Fredericksburg, Kerrville and Junction.

BROKERS COMMENTS: If you are searching for a reasonably priced Hill Country ranch located in one of the most scenic parts of Texas with good neighbors, end of the road privacy, diverse topography, wildlife habitat and unlimited potential, then you will want to consider this one.

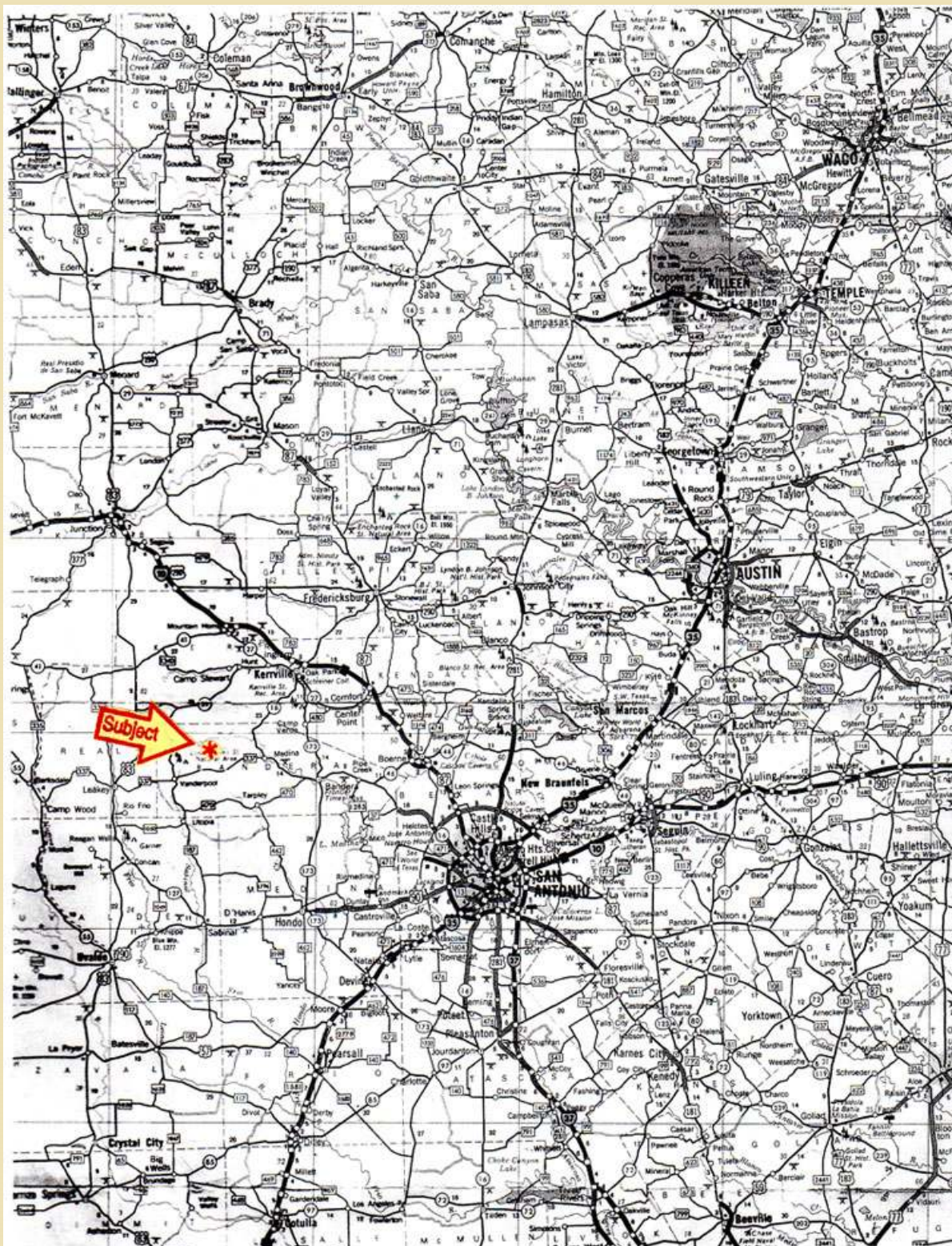
SHOWING COORDINATION: This ranch is available for inspection seven days a week by prior appointment only. CALL: FRANK. J CARTER (956) 740 4849 at any time for showing coordination, service and support. Or you may contact Frank via email at: frankcarter220@yahoo.com. Or if Frank is not available, contact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

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.

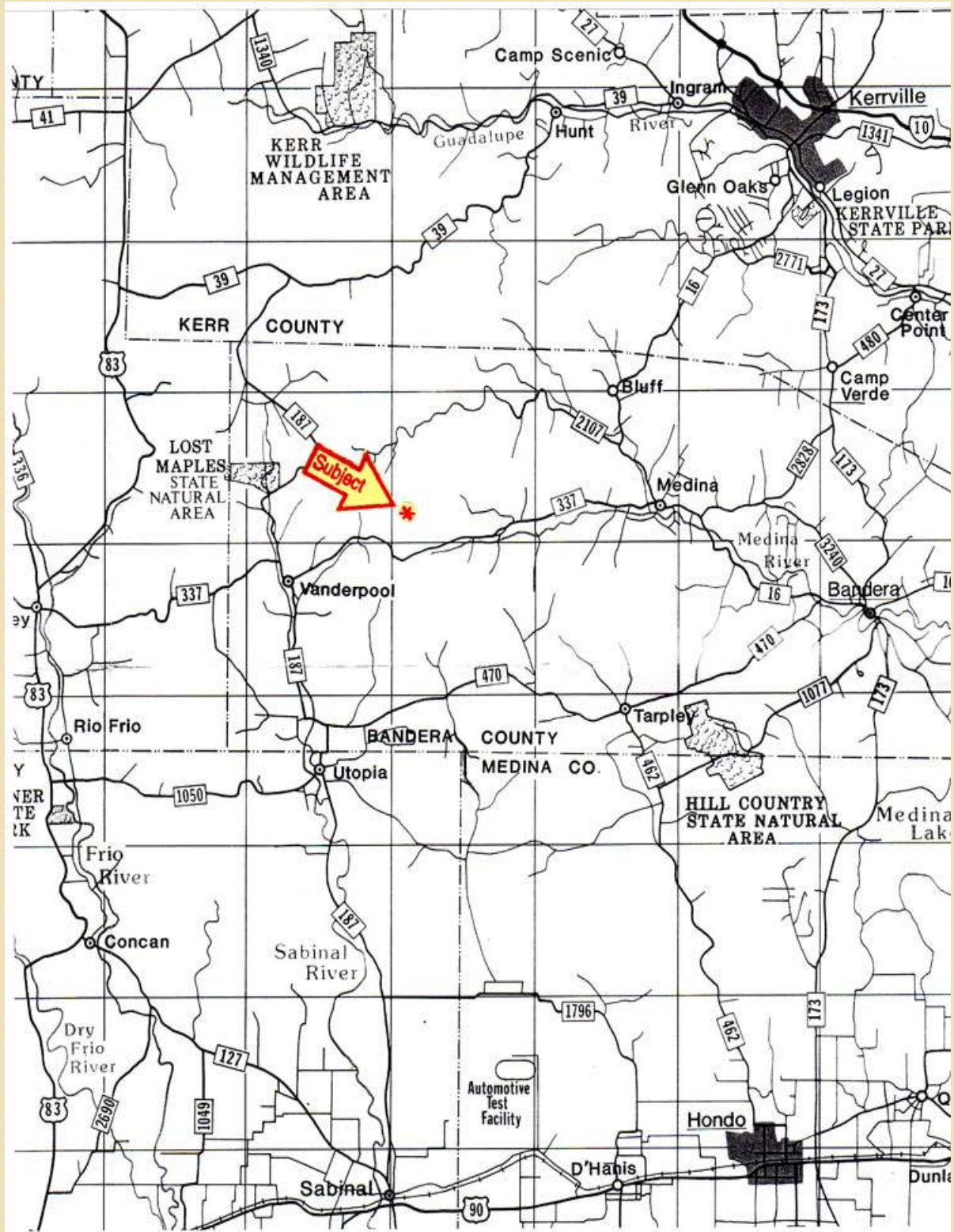
[For more information on this property see our Invitation to Buyers.](#)

MAPS:

TEXAS HIGHWAY MAP



COUNTY ROAD MAP



U.S.G.S. TOPOGRAPHIC MAP

