



HILL COUNTRY

SOUTH TEXAS

WEST TEXAS

CALDWELL COUNTY SH-130 TOLL-ROAD RANCH

(Location on SH-130 20 Miles South of Downtown Austin, Land Developer's Dream,
High Elevations, Solid Tree/Brush Cover, Old Headquarters, Large Lake, 3 Ponds, Minerals Convey)

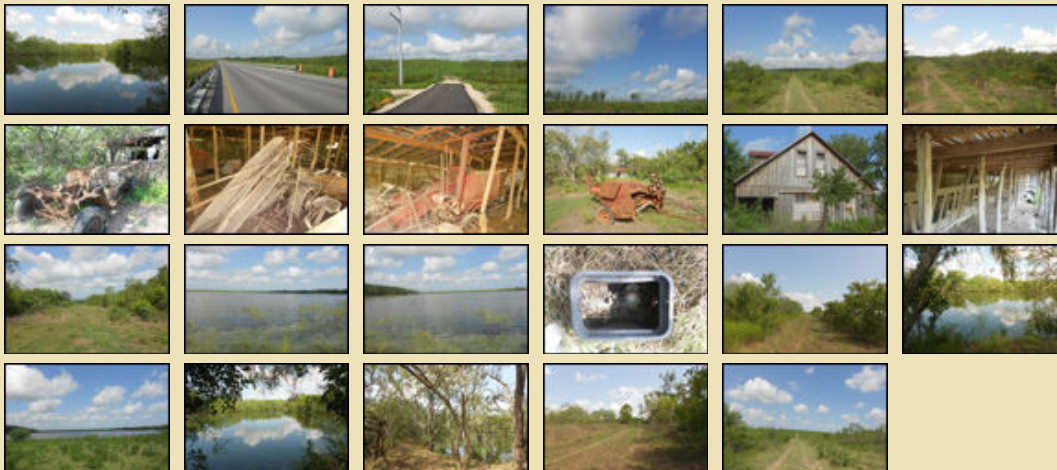
506.951 Acres

CALDWELL COUNTY, TEXAS

Aerial Snapshots



Ground Snapshots



MAPS (attached):

TEXAS HIGHWAY MAP

SH-130 TOLL ROAD MAP

COUNTY ROAD MAP

U.S.G.S. TOPOGRAPHIC MAP

LOCATION: Located on SH-130 between Austin and Lockhart in Caldwell County 8 miles north of Lockhart, which is the county seat, or 18 miles northeast of San Marcos, or 20 miles south of downtown Austin, or 60 miles northeast of San Antonio, or 90 miles southwest of College Station, or 140 miles west of Houston, or 200 miles south southwest of Dallas. All distances are measured straight-line "as the crow flies".

BACKGROUND INFORMATION: This historic old family stock-farm has been under single family ownership since 1893. During the early 1900s the property was operated as a highly productive dairy farm with the owner's seven children (four sons and three daughters) providing much of the labor including hand milking 35 Jersey cows twice a day 365 days a year while also attending a nearby country school. One of these sons then operated the property as a diversified farm. Three of his sons and their deceased brother's wife now own the property in equal undivided interest. The dairy operation has long since been closed down and the property is now leased to a neighbor who has a livestock operation. None of the owners live on the property.

REASON FOR SALE: Following several years of deliberation the close-knit owners have mutually made a decision to sell the property and resolve their undivided interest ownership as part of their respective estate plans.

METHOD OF SALE: The Owners (Sellers) have given Thornton Ranch Sales exclusive written authorization to sell this unique 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 survey. The property is offered for sale for all cash.

DESCRIPTION: This unique property has a multiplicity of characteristics that gives it outstanding potential for many uses. Specifically, it is located only 20 miles from downtown Austin, Texas. Access is superb with frontage on SH-130. There are two nearby toll road entry ramps. This new toll road, with its 85 mph speed limit and straight shot into Austin, is now open for business. Terrain elevations vary from 520 to 637 feet above sea level. This elevation is higher than all the surrounding property and there is just the right amount of terrain deviation to give the place great views and lots of character. There are two prominent high points on the property with the old ranch headquarters occupying one of them. This place is very well watered by a larger flood control lake, 3 smaller tanks/lakes and water service from the Goforth Special Utility District (SUD) which serves over 4,200 water customers in a large portion of Caldwell, Hays and Travis Counties. Said large lake covers about 25 surface acres when full and a couple of the smaller tanks/lakes provided sole source water supply for dairy farm operations in the past. There are also several additional excellent lake site locations on the property. This place is blessed with deep, fertile black land prairie clay and clay loam soil. In the distant past a majority of the land was cultivated and dedicated to the production of cotton, hay and feed crops to support the dairy farm. Most of the land is now covered in trees and brush providing great wildlife habitat. The old headquarters house, dairy barn and miscellaneous support buildings are now in a poor state of repair. This place is a jewel in the rough and with its prime location, high elevations, topography and deep fertile soils it will surely become someone's country showplace or exclusive upscale subdivision.

MINERAL RIGHTS, WATER RIGHTS, AIR RIGHTS: All rights are believed to be intact. All mineral, water and air rights owned by Seller will be conveyed to the buyer subject to the Sellers reservation of a one-half (50%) participating royalty interest in all rights conveyed (i.e. all executive leasing rights to be conveyed to the buyer with Seller to receive 50% of all future lease bonuses, delay rentals and royalties generated by said rights). The water rights are not now leased. There is an existing lease on the mineral rights and the air rights and said leases will be assigned to the buyer.

POSSESSION: Possession of the Property will be delivered to the buyer on the date of closing and funding subject to the following leases which will be assigned to the buyer:

- Wind Energy Lease and Easement Agreement dated March 1, 2011.

- Oil, Gas and Mineral Lease dated January 31, 2012.
- Grazing Lease which expires on December 31, 2012. After December 31, 2012, any grazing lease in effect on the date of closing may be terminated upon 60 days written notice in the event the property is sold.

IMPROVEMENTS: Old headquarters house, secondary house, dairy barn, barns, miscellaneous pens, corrals, sheds (all these improvements are in poor condition). One water meter on the Goforth Special Utility District (SUD) system, electricity, perimeter fence and internal cross-fences, internal road system, 3 ponds, one large lake.

TAXES: Based on current agricultural use the total ad valorem taxes for calendar year 2011 were \$572.43 or only \$1.15 per acre. The property will be conveyed to the buyer with said agricultural use designation in place.

PRICE: \$\$2,281,280.00* (\$4,500.00 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 furnishings, livestock or personal property, are included in the sale price.

TERMS: (2 options as follows):

1. All cash at closing.
2. Any other terms acceptable to OWNER.

LOCAL AREA INFORMATION:

City of Lockhart: <http://www.lockhart-tx.org/web98/>

Lockhart Chamber of Commerce: <http://www.lockhartchamber.com/>

Caldwell County: <http://www.co.caldwell.tx.us/ips/cms>

City of Austin: <http://www.austintexas.gov/>

City of Austin Airport: <http://www.ci.austin.tx.us/austinairport/>

Area State Parks: <http://www.tpwd.state.tx.us/spdest/parkinfo/maps/60mile/austin/>

BROKER COMMENTS: If you are city-bound and searching for a place in the country to enjoy and raise your family in a friendly rural farm and ranch community, or if you are a land developer searching for well located reasonably price property near Austin, or if you are in the cattle/horse business searching for a property to build your dream showplace, then look no further. This property has unlimited potential/possibilities. Better hurry on this one!!!!

SHOWING COORDINATION: This ranch is available for inspection seven days a week by prior appointment only. CALL: Frank J. Carter (956) 740-7849 at any time for showing coordination, service and support. Or you may contact Frank via email at: frankcarter220@yahoo.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.

Thornton Ranch Sales hereby notifies Buyers of real estate that properties may be subject to Oak Wilt, Drought, Flood, Hurricanes, Tornadoes, Infestation, Allergens, Economic influences, Disease 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 Thornton Ranch Sales, Frank J. Carter, broker.

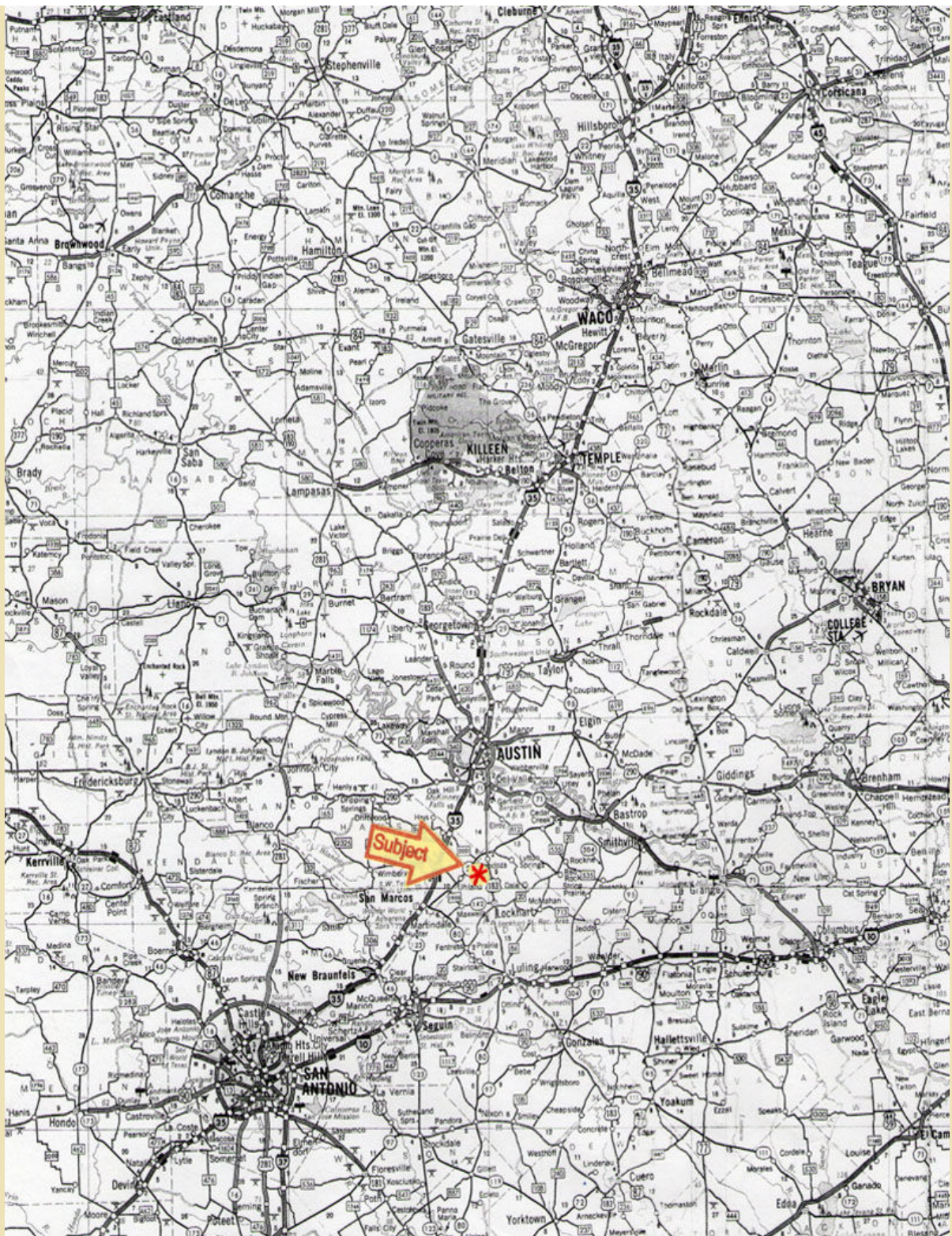
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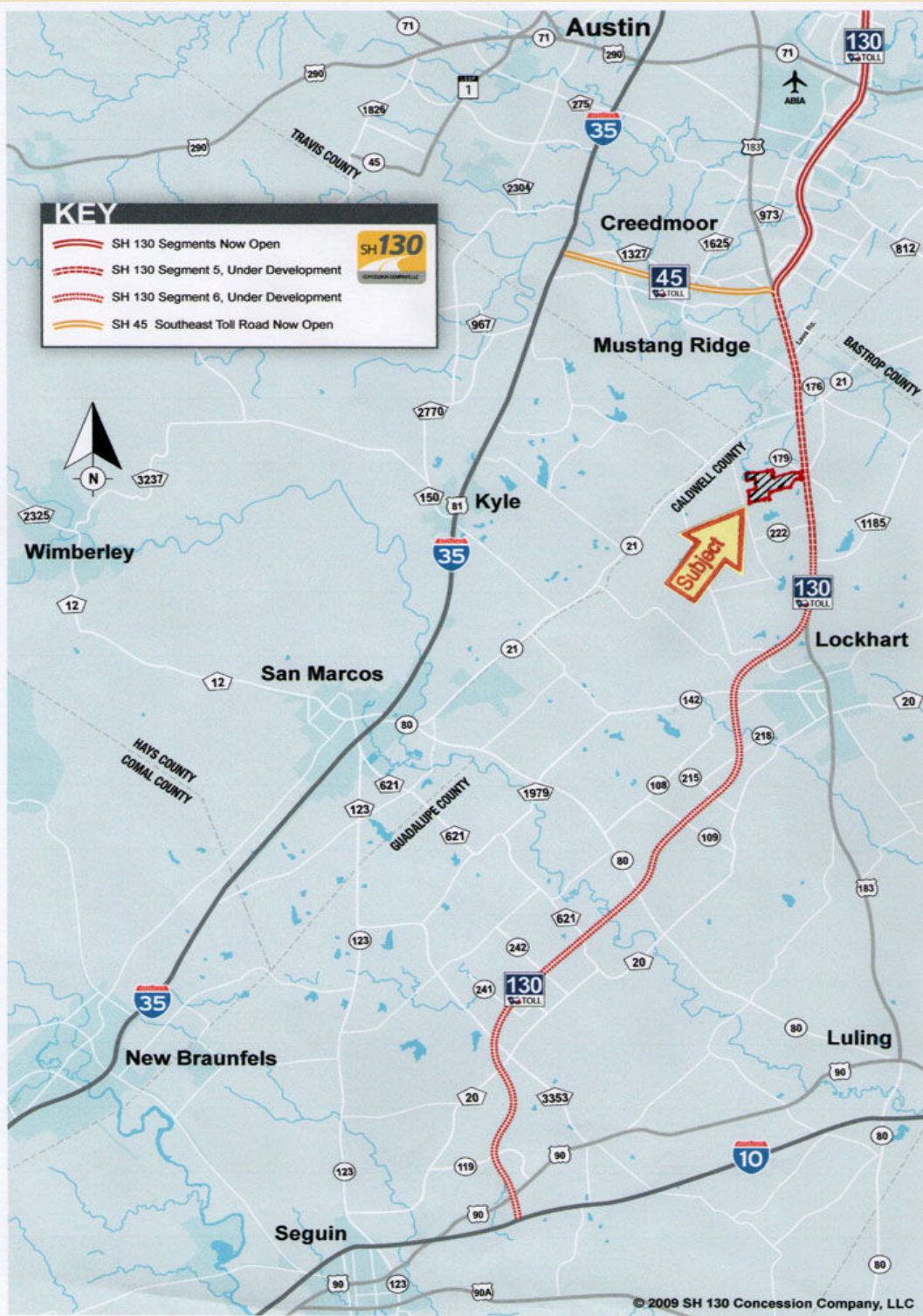
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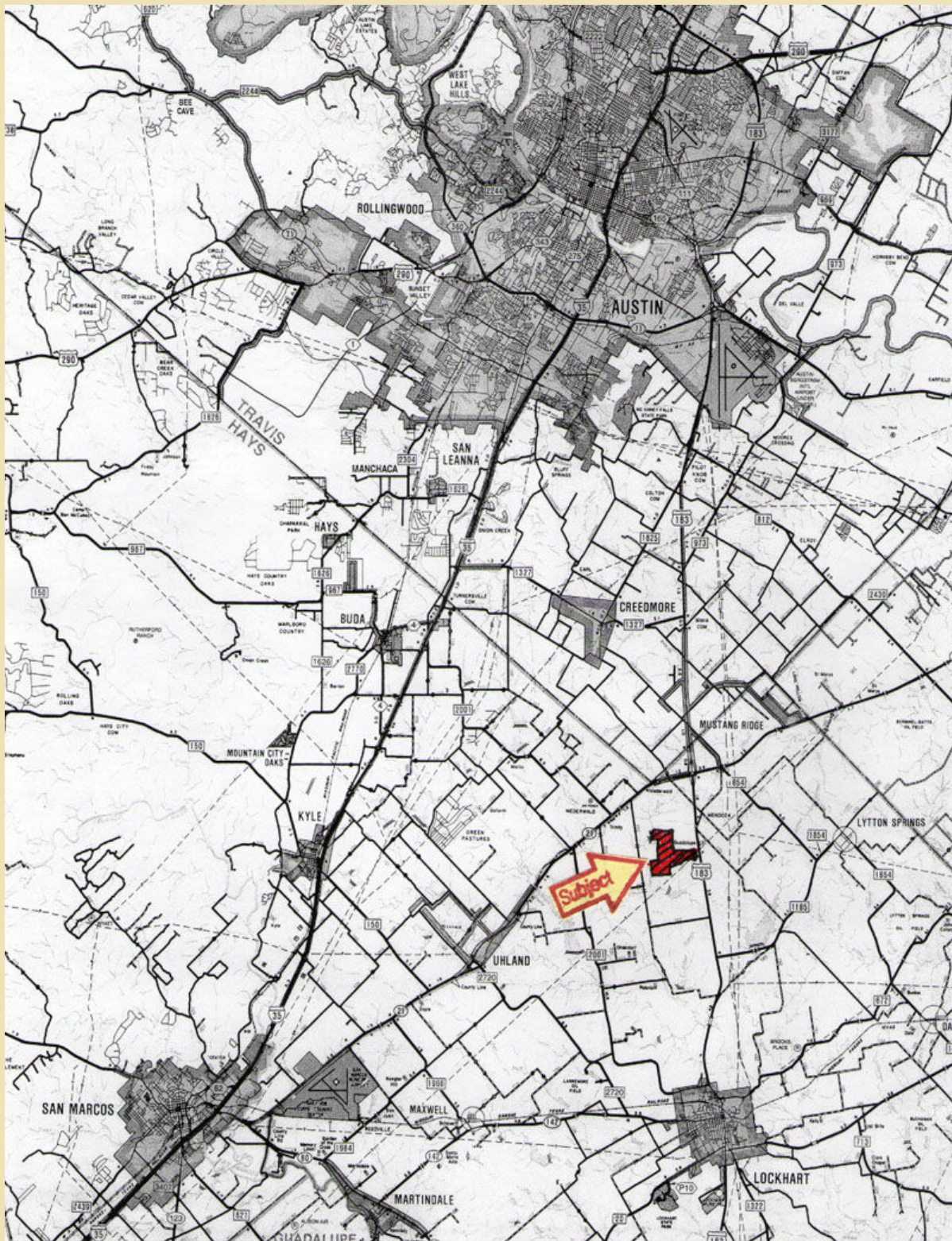
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TEXAS HIGHWAY MAP





COUNTY ROAD MAP



U.S.G.S. TOPOGRAPHIC MAP

