



## DURHAM RANCH - **SOLD**

(Hill Country Development land with water and highway frontage at Blanco, Texas)

**500 ACRES (more or less)**

BLANCO COUNTY, TEXAS



**BROKER'S COMMENT:** If ever there was an "investor/land developer's dream" this one is it!!! Absolutely beautiful unspoiled Hill Country land with awesome views, thousands of huge healthy live oak trees, long frontage on two highways, county road through the property, loaded with whitetail deer plus possible access to the city of Blanco water supply. The icing on the cake is a prime commercial corner location comprising the entire northeast quadrant of the intersection of State Highway 281 and RR 32 (see attached state, county and U.S.G.S. Topographic Maps). My prediction is that you will see an H.E.B or a Wal-Mart or a Lowe's or a Target Super Center (or possibly all four) on this choice corner at some point in the future.

**LOCATION:** Located in the "golden triangle" one-half mile south of Blanco; or 14 miles south of Johnson City which is the county seat; or 30 miles southeast of Fredericksburg; or 35 miles south of Marble Falls; or 43 miles southwest of Austin; or 45 miles north of San Antonio; or 185 miles northwest of Houston; or 210

miles southwest of Dallas. All distances are measured straight-line "as the crow flies.

**BACKGROUND:** This ranch has been owned by the same family for about 160 years with current ownership being vested in eight family members all of whom have agreed in writing to sell the property. The grazing rights have been leased to a local rancher/cattlemen for many years. One of the owners and his family now live on the ranch. Agriculturally and environmentally the property is in excellent condition.

**METHOD OF SALE:** The Owners (Sellers) have given Thornton Ranch Sales exclusive authorization to market this property. They will convey the land by a General Warranty Deed, provide a standard Owner's Policy of Title Insurance, and provide a new survey of the property. This property is offered intact for all cash or on an installment sale with financing by Sellers as hereinafter described.

**DESCRIPTION:** Classic heart of the Hill County ranch land with an abundance of positive characteristics and very few or no negatives. **Positives:** Unlimited access with frontage on State Highway 281, RR 32 and Blanco County Road 404 which runs through the property; Pristine and healthy native tree cover comprised of live oak, Spanish oak, post oak, shin oak, elm, cherry, hackberry, agarita, persimmon, and a few cedar (just enough to add color); Excellent native grass cover and a good growth of old fashioned native mustang grape vines with a good crop of grapes that will be ready for harvest in the Fall or 2005; Elevations varying from 1,300 to 1,465 feet above sea level provide fantastic views; Two minute drive to a well stocked Super S grocery store; three minute drive to the Blanco State Park and its swimming holes located on the crystal clear spring fed Blanco River; Excellent underground water found at a shallow depth; Ideal location for two or three large lakes (up to 10 acres in size); Two existing crystal clear stock ponds (possibly spring-fed); 146.1 acres of previously cultivated cropland with good sandy loam soil (ideally suited for golf courses, vineyards, orchards, flower farms, green houses, gardens, improved grasses, row crops, vegetables or you name it); Less than one hour drive to Austin/San Antonio; Unimproved land in the area (250 acres and larger) selling for up to \$12,000 per acre and 2 acre tracts right across the highway selling for prices starting at \$20,000 per acre; A progressive forward thinking community blessed with outstanding city and county leaders (the citizenry recently approved a multi-million dollar bond issue for construction of new schools); An over population of healthy white-tail deer and miscellaneous wildlife; A bird watcher's paradise; The city of Blanco is a small friendly town of about 1,500 population; **Negatives:** None that this broker is aware of or has identified during my working of the Blanco and surrounding county areas for the past twenty-five years.

**WILDLIFE, HUNTING, FISHING, RECREATION:** The outstanding wildlife population on this ranch includes white-tail deer, dove, squirrels, fox, coons, skunks, cotton tail and jack rabbits, coyotes, and miscellaneous varmints. In addition to hunting, the fishing in the two ponds will give you some real action and excitement. Whether you are a bow hunter, deer hunter, bird hunter, fisherman, photographer, birdwatcher, outdoorsman, or a student of nature, the wildlife on this beautiful ranch will keep you challenged and entertained. Native stands of wildflowers including bluebonnets are found throughout the ranch. Evidence of Indian mounds/middens and artifacts is plentiful with several well preserved points, knives, scrapers and other tools having been found on the property. Additionally, the ranch is ideally suited for horses and horse riding with many tree covered and open areas to be ridden. Also, varied activities such as hiking, exploring, camping, bird watching, nature walks, or setting on a hillside with your binoculars and searching the valleys below for wildlife are all available for the taking. Or, if your desire is to simply get away from it all and enjoy Mother Nature at her best, this tranquil ranch would be the perfect place to achieve that objective.

**MINERALS:** The minerals are believed to be intact and all the minerals owned will be conveyed to the buyer. There is no production on the property and the minerals are not now leased.

**IMPROVEMENTS:** The old headquarters area includes a small frame house, an old barn in need of repair, pens and two water wells. Fences and cross fences. Good road system. Telephone and electric service are available.

**TAXES:** Based on current agricultural use the total ad valorem taxes for calendar year 2004 were \$1,275.43

or only about 2.55 cents per acre. The property will be conveyed to the buyer with said agricultural use and related tax rate in effect. Or, if you wish not to be bothered with stocking the property with livestock in order to maintain the current "ag use" designation, you can easily convert it to "Wildlife Management Use" and retain the current very favorable "ag use" tax rate now in effect. Broker will provide complete information with regard to conversion to Wildlife Management use if you so desire.

**POSSESSION:** Possession of the Property, subject to no leases of any kind, shall be delivered to the buyer on the date of closing and funding except that occupants of the house and the mobile home shall have 30 days after closing to vacate the property and the grass lessee shall have 90 days to vacate his lease and remove all his livestock and personal property from the Property.

**PRICE:** \$3,500,000.00 \* (\$7,000.00 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 Seller and Buyer. Said price shall not include the mobile home now on the property, any personal property or any livestock.

**TERMS:** (3 options as follows):

All cash at closing.

35% or more cash down and Seller will finance the balance on a first lien amortized note for a term of twelve (12) years at a fixed interest rate of 7.0% with semi-annual payments. Said note to contain no prepayment penalty and be a non-recourse (no personal liability) note secured solely by the property. Said financing to be subject to Seller's approval of Buyer's credit, and until the Note is paid in full there shall be no waste of the Property, no subdivision of the Property, nor any strip mining of/on the Property. Said Note may be assumed by any future buyer only with Seller's consent.

Any other terms acceptable to OWNER.

**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 me via E-Mail at: [frankcarter220@yahoo.com](mailto:frankcarter220@yahoo.com)

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

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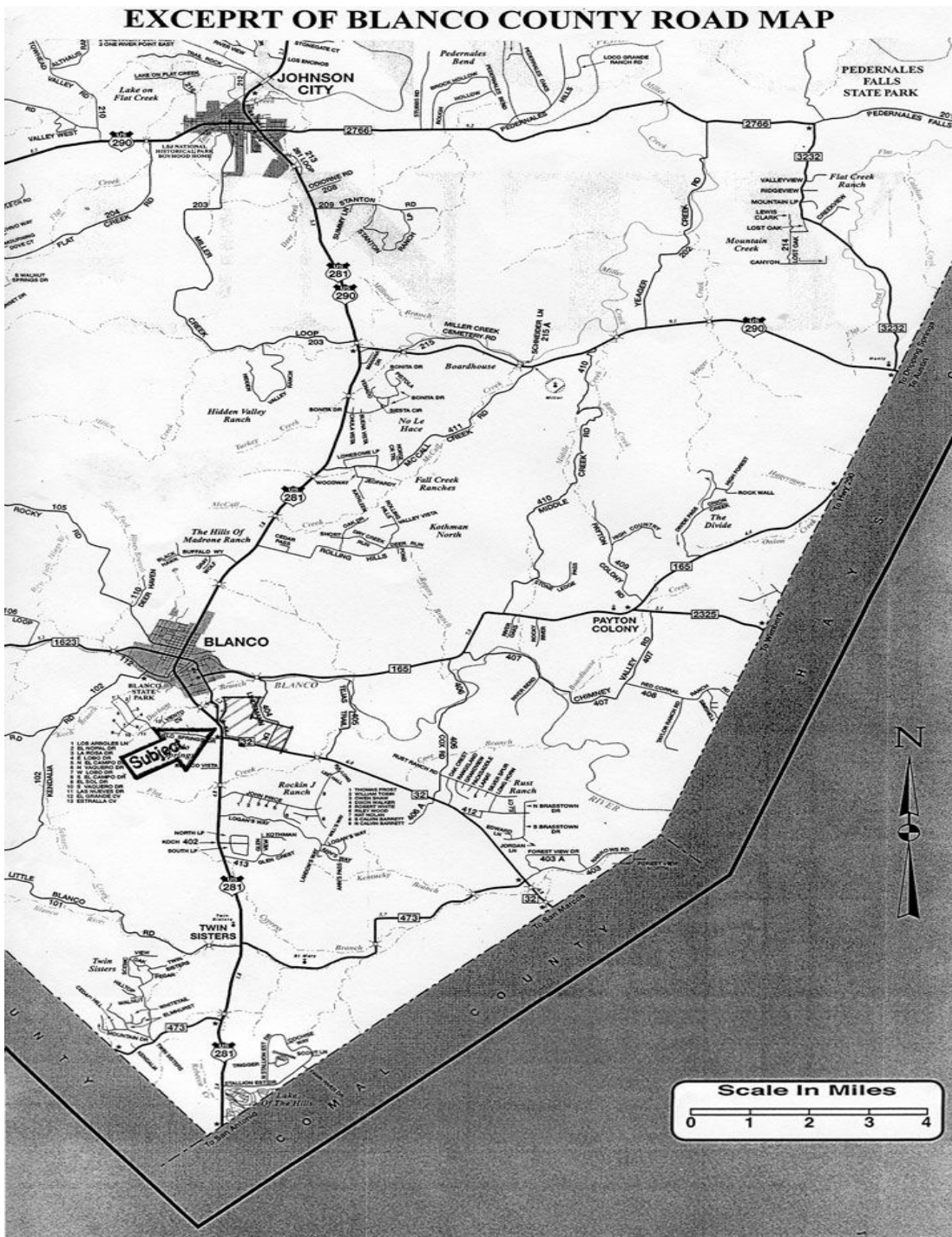


## MAPS:

### TEXAS HIGHWAY MAP





BLANCO COUNTY ROAD MAP EXCERPT



U.S.G.S. TOPOGRAPHIC MAP

