



HILL COUNTRY

SOUTH TEXAS

WEST TEXAS

### LLANO RIVER RANCH

(High Fence, Deer, Turkey, Birds, Swimming, Fishing, Kayaking, Boating)

**960 ACRES (all or part)**

*KIMBLE COUNTY, TEXAS*

#### Aerial Snapshots



#### Ground Snapshots





**LOCATION:** Located 15 miles northeast of the pretty town of Junction which is the county seat; or 20 miles southwest of Mason; or 45 miles northwest of Fredericksburg; or 45 miles north northwest of Kerrville; or 100 miles north northwest of San Antonio; or 110 miles west of Austin; or 220 miles southwest of Dallas; or 255 miles west northwest of Houston. All distances are measured straight-line "as the crow flies".

**THE 960 ACRE OFFERING (See attached Topographic Map):** The Owner (Seller) owns a total of 977.53 acres with 4,363.77 feet of prime Llano River frontage. He plans to retain about 17 acres with approximately 357 feet of river front along with an easement connecting said 17 acres with RR 1871 as shown on the Topo Map. Thus about 960 acres with approximately 4,006 feet of river front is offered for sale intact as one tract. Or, the Seller will sell about 223 acres separately with approximately 900 feet of river front along with a deeded unrestricted easement connecting said tract with RR 1871 as shown on the Topo Map.

**METHOD OF SALE:** The Owner has given Thornton Ranch Sales written authorization to market this ranch. The Seller will convey the property by a Special Warranty Deed and provide a standard Owner's Policy of Title Insurance. If the 960 acres are sold intact the Seller will provide a recent survey of the property. The Seller will provide a new survey on the 223 acre tract if it is sold separately. This ranch is for sale on an all cash basis or on any other terms acceptable to the Seller.

**DESCRIPTION:** This scenic high fenced river ranch has about 4,006 feet of unbelievably beautiful and usable frontage on the main Llano River. Access to the river is superb as the property is located inside a gradual curve on the low bank side of the river with a higher bank on the opposite side. The entire river frontage is drivable via a road that meanders parallel to the river. The Llano River is a crystal clear, spring fed Hill Country river that is formed a few miles upstream from this ranch where the South Llano River and the North Llano River converge. In addition to the river this ranch has a multitude of highly desirable characteristics: Specifically, it is conveniently situated in a very good neighborhood located about a twenty minute drive from the progressive little county seat town of Junction which is a summer playground destination for many tourists. Access is superb via 2,333 feet of frontage on a quiet, paved farm to market road that forms the south boundary line of this ranch. Privacy is assured as this land is completely surrounded by larger ranches and there are no road easements through the property to serve other people. The terrain is rolling to hilly with elevations varying from 1,520 feet to 1,705 feet above sea level. There are numerous choice building sites including some with awesome views of the river valley and the surrounding area that will take your breath away. There are several small food plots/oat fields on the ranch with good soil and the potential for many more plots. There is an excellent tree cover comprised of live oak, mesquite, cedar, elm, and pecan along with a heavy cover of brush. The wildlife habitat is superb. There is an outstanding white tail deer herd and the turkey population is fantastic. All parts of the ranch are accessible via a good internal road system. This ranch has been lightly grazed in recent years and the native grasses are in excellent condition. This is not only a great wildlife ranch but also a fine livestock ranch if that should

be your desire. There is a good gravel pit with excellent road material in case you wish to do more road improvement. The ranch is exceptionally well watered by two good water wells equipped with electric submersible pumps, three small earthen ponds, and the river. There is a small concrete house and a large barn/shed as described below under the improvements paragraph. Terrain is available for building a 6,000 foot runway if so desired. If you have been searching for a one-of-a-kind high quality live water ranch located in a beautiful and scenic part of the Hill Country, this one could easily end your search.

**MINERALS:** The Seller owns some of the minerals however the surface estate only is being offered for sale. Ownership of only the surface estate in the area where this ranch is located is not a significant concern because the geology in this area is not conducive to oil or gas production. The mineral estate is not now leased and probably never will be.

**WHITE TAIL DEER MANAGEMENT PROGRAM:** The deer herd has been under a strict management program since the ranch was enclosed in a high deer proof fence a little more than seven years ago. This program includes supplemental feeding, food plots and a zealous ongoing harvest of management bucks, cull bucks and surplus does in order to build a good breeding herd with the desired buck to doe ratio. Only one trophy buck has been taken to date and it was harvested only because it was getting old and had hit its peak.

**WILDLIFE, RECREATION, HUNTING, FISHING:** Whether you are a dedicated trophy white-tail deer breeder, hunter, naturalist, outdoorsman, water enthusiast, horseman, fisherman, birdwatcher, photographer, hiker, tiller of the soil, horticulturist, range management specialist, tree climber, camper, boater, kayaker or water sportsman, you will surely be impressed with the diversity of entertainment options on this choice "one of a kind" Texas Hill Country river ranch. The Llano River fronting this ranch varies in depth from shallow to very deep and includes several "blue holes". The river is ideally suited for wading and swimming by people of all ages. The fishing for largemouth bass, catfish (blues, yellow, & channel), and several species of perch is unsurpassed. The river is exceptionally well suited for rod and reel fishing, fly fishing, top water casting, or cane pole fishing from either the bank or from gravel bars that extend into the water, or from boats and floats. There are deep "blue holes" of water that are as "fishy" as any this broker/bass fisherman has ever seen. There is a prolific game population comprised of whitetail deer, turkey, squirrels, rabbits, fox, bobcats and armadillos. Additionally, there are doves, quail, robins, blue birds, red birds, a whole range of water birds, and miscellaneous seasonal birds of every description. There is a large and prolific turkey population on this ranch as evidenced by many turkey roosts. The quality and quantity of wildlife on this beautiful high fenced water ranch is superb.

**IMPROVEMENTS:** The entire perimeter except for the river front is high fenced. Two water wells equipped with electric submersible pumps, three small earthen ponds, old 600 sq. ft. concrete house, 2,500 sq. ft. barn/shed, elevated grain/feed storage bin, electricity, underground telephone service, good internal road system, and a gravel pit containing excellent road material.

**POSSESSION:** Possession subject to no leases of any kind shall be given on the day of closing and funding. The Seller shall have 15 days after closing to remove his personal property and livestock from the Property.

**PRICE FOR 223 ACRES:** \$1,940,100.00\* (\$8,700.00 per acre).

**PRICE FOR 960 ACRES:** \$8,352,000.00\* (\$8,700.00 per acre).

\* PRICE: The total price shall be adjusted based on the actual number of surveyed acres that will be conveyed by a Special 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 any livestock or personal property.

**TERMS:** (Two Options)

- All cash at closing.
- Any other terms acceptable to the Seller.

**MISCELLANEOUS INFORMATION:** Attractions found in Junction include fine restaurants, grocery stores, feed stores, hardware stores, bakeries, campgrounds and lots of friendly people. The South Llano River State Park, a favorite tourist destination, is located about four miles south of Junction. Kimble County Airport is located one mile north of Junction or only 14 miles west of the Llano River Ranch. The airport has a 5,000 foot lighted asphalt runway and fuel & services are available.

**BROKER COMMENTS:** I have sold 171 ranches in the past 23 years, many of which were live water ranches located in the Hill Country, and I can truthfully say the unspoiled beauty, quality and attractiveness of the water on this ranch is equal to or better than on any of my other sales. Judging the future from the past, water ranches in the Hill Country will be hard to come by at any price. I will let you in on a little secret that many tourists and new ranch owners are discovering: "Junction, Kimble County and the Llano River are three of the best kept secrets in the state of Texas"!!!

**SHOWING COORDINATION:** This ranch is available for inspection seven days a week by prior appointment only. **CALL: Len Thornton (210) 656-1955** at any time for showing coordination, service and support. Or you may contact me via E-Mail at: [len@thorntonranchsales.com](mailto:len@thorntonranchsales.com)

**NOTE:** This offering is made subject to prior sale, change of price, or withdrawal from the market at any time. The information contained herein is from sources deemed reliable but is not warranted or guaranteed by Thornton Ranch Sales.

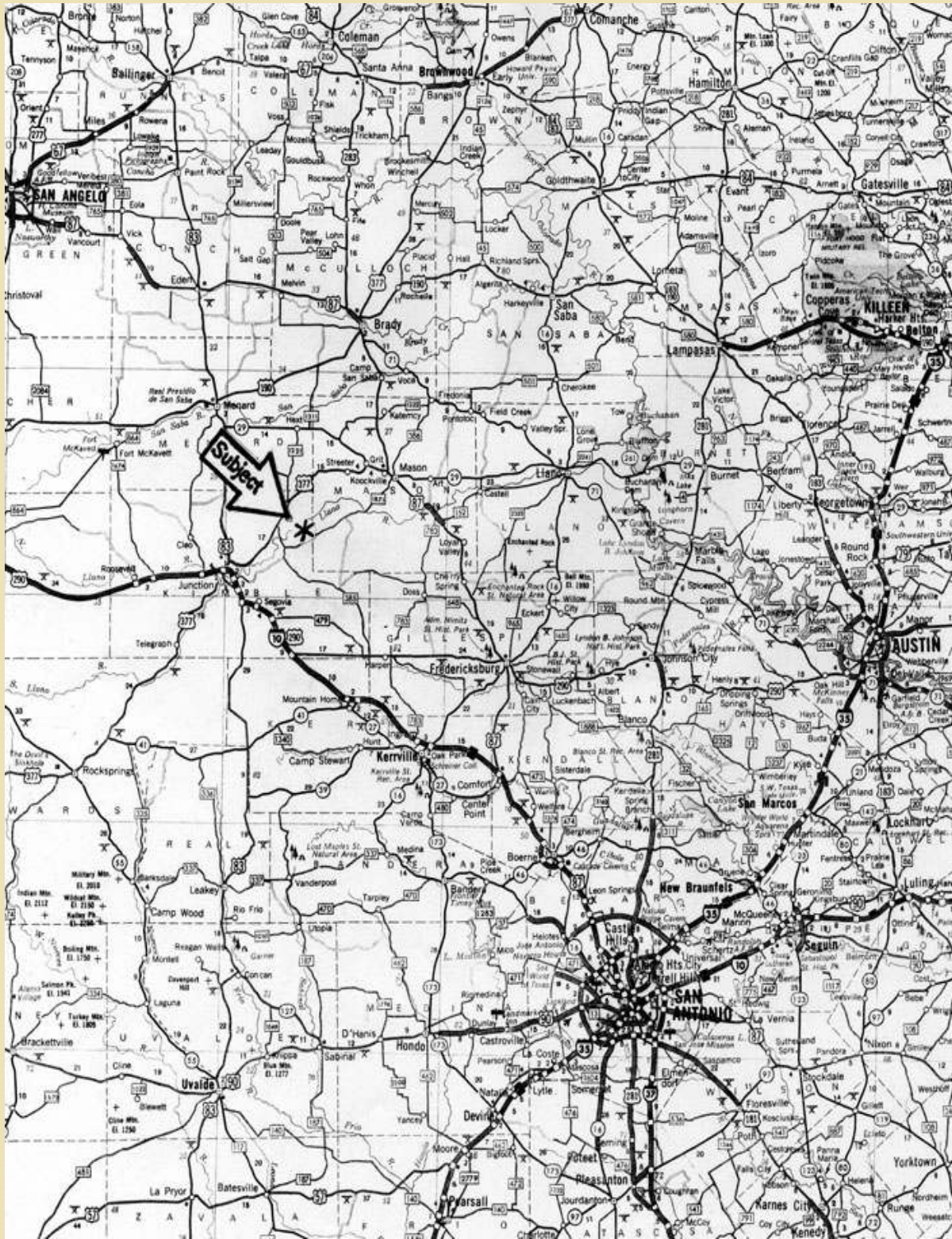
[For more information on this property see our Invitation to Buyers.](#)

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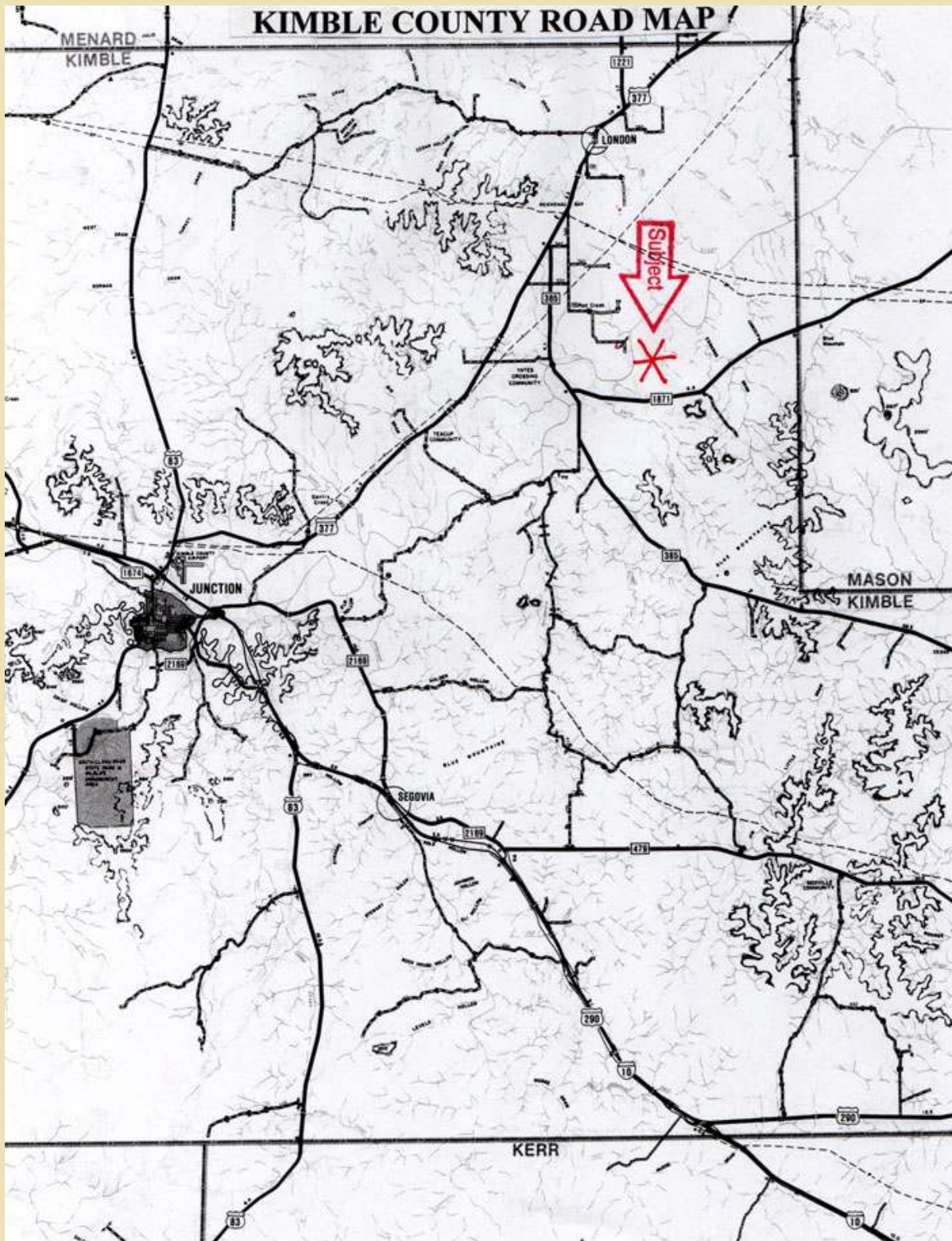


MAPS:

TEXAS HIGHWAY MAP









U.S.G.S. TOPOGRAPHIC MAP

