



Kendall County – 407.82 Acres

PROPERTY DESCRIPTION

Crabapple Springs Ranch offers seclusion, good hunting, improved pastureland, great views and quality improvements. The ranch boasts the perfect combination of wooded areas for wildlife and open areas for livestock. Elevations across the ranch vary from 1,560 ft. above sea level along Webster Creek to 1,840 ft. above sea level at the ranches highest point. A seasonal spring provides exciting new opportunities for additional water enhancement along Webster Creek. Numerous stock tanks provide water resources for the wildlife native to the hill country and fishing for the kids. Whitetail Deer and Axis are plentiful and active across this expansive low fenced ranch. The ecological soil characteristics across the ranch consist of Krum Silty Clay, Brackett Association and Brackett-Real Association. Indigenous grasses across the ranch consist of Klein, Little Bluestem, Bermuda and native Indian Switch grass. Hardwoods throughout the ranch consist of Cypress, Sycamore, Black Walnut, Wild Cherry, Live Oak, Spanish Oak, Crabapple, Juniper and many other native tree species. The ranch is perimeter low-fenced with some cross fencing. . Owner is currently running a small herd of cattle. The ranch qualifies for a 1-D-1 appraisal and can be moved into an Open Space Wildlife Valuation without running livestock year round. Contact the Kendall County Appraisal District for specific information on taxation and guidelines at (830) 249-8012, located at 118 Market Avenue in Boerne, Texas.

IMPROVEMENTS

This ranch exemplifies a simple rural lifestyle for those with a passion for the outdoors and a great escape for the gentleman rancher. Some of the quality improvements nestled amongst the huge Live Oaks peppering the landscape include a ranch-style 3,000+/- square foot main house featuring four bedrooms, four bathrooms, two large living areas, a formal dining room, butlers pantry in the classic country kitchen, two fireplaces, zoned central heat and air conditioning, a two-car detached garage with workshop, a large metal-framed insulated barn w/ 3 auto roll-up doors, a rustic pump house & smokehouse. Adding to this exceptional offering is a second private guest quarters approximately 400+/- square feet consisting



LONESTAR PROPERTIES

of one bedroom, one full bathroom. Guadalupe Valley Telephone and Pedernales Electric Co-op provide utility services to the ranch. Private companies in the county provide propane and waste management services. Crabapple Springs Ranch, with its rolling terrain, numerous water resources, quality improvements, serene setting and unequalled long range views of the Texas Hill Country, all add up to a healthy rural lifestyle your family will enjoy for many, many years.

WATER

One electric submersible water well drilled in 2011 to a depth of 538 ft. with an estimated yield of 60 gpm. One existing electric submersible water well, date drilled unknown, yield unknown. One spring box well located along Webster creek provides fresh, potable water to the improvements and water troughs. Two concrete water cisterns supply water to all improvements. For further information on underground water resources in the Texas Hill Country Area, please contact the Cow Creek Groundwater Conservation District Office at (830) 816-2504, located at 9 Toepperwein Road in Boerne, Texas.

WILDLIFE

Abundant whitetail deer, lots of turkey and axis deer are native to the ranch. White wing and mourning dove are drawn to the numerous water resources across the ranch providing relaxing family time during hunting seasons.

LOCATION

The ranch is located at 634 Crabapple road north of Kendalia, Texas in Kendall County.

ASKING PRICE

\$4,000,000