The Springs Ranch
282± ACRES | GILLESPIE COUNTY TEXAS

Texas Ranch Sales, LLC
830.741.8906
Info@TexasRanchSalesLLC.com
TexasRanchSalesLLC.com
Located between Llano and Fredericksburg
Two electric wells & rainwater collection system
12 ponds ranging from 1/2 acre to 5 acres

282± Acres
1± mile of Leigon Creek frontage
Three homes on the property
Abundant native & exotic wildlife
Some equipment & furnishing to convey
The Springs Ranch is a truly unique and idyllic Hill Country retreat and working exotics ranch for sale in Gillespie County, between Llano and Fredericksburg, Texas. These breathtaking ±282 acres range from spring-fed live water and ponds in a central valley lined, to exposed granite outcrops rising 100 feet above the valley floor. These impressive pink granite features are Town Mountain Granite, part of the same igneous batholith as Enchanted Rock just five miles away. The highest elevations of the ranch, some 250 feet above the creek that traverses the valley, offer dramatic, panoramic views for miles of stunning Hill Country terrain.

The Springs Ranch is accessed from paved Highway 16, between Llano and Fredericksburg. The ranch is under 20 minutes from historic downtown Fredericksburg and just an hour and a half from Austin.

Water is abundant on The Springs Ranch with 12 ponds ranging in size from one half acre to five acres. The water features are fed both by crystal clear springs and seasonal rain runoff. The largest lake has reportedly held water continuously since it was built in the 1960s. The springs and runoff form the headwaters of Legion Creek which runs for a mile through the central valley of the ranch for eight to ten months of the year. There are two electric water wells on the property and a rainwater collection system with a 25,000 gallon storage tank and water treatment facility.

The Springs Ranch is a working exotics ranch stocked with Axis and Blackbuck. It is completely high fenced into four primary pastures with a trap for working the exotics. Water is available for the animals in all four pastures. Three quarters of the ranch is native brush and hardwoods, with the remaining quarter as pasture. The land has been well cared for with ongoing predator control, as well as cactus, cedar, and mesquite control. There are three hunting blinds, and four corn and protein feeders placed across the property. The vast majority of the roads on the ranch are chip seal paved with native pink granite.

The two main homes, built in 2011, are nestled in the western head of the valley, below the pink granite cliffs, but overlooking several of the ponds. Both homes are 1,800 square feet with three bedrooms and two full baths, with covered front porches extending the length of the homes that offer pastoral views of the valley and ponds. These homes are furnished with electricity from a 31 kWh solar PV system that is connected to the grid. Four separate meters supply electricity to the rest of the ranch. Another 2,400 square foot home sits among trees on the northern portion of the ranch. Other improvements include a 2,000 square foot insulated, metal barn with concrete floor built in 2015, and an older 450 square foot wood barn with metal roof. Ranch equipment and furnishings will convey with the sale.

This spectacular example of a one-of-a-kind Texas Hill Country exotics hunting ranch is something that must truly be experienced to fully appreciate its dramatic natural beauty in water and stone.
The Springs Ranch
Gillespie County, Texas, AC +/- Boundary
Stream, Intermittent River/Creek Water Body

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P: (830) 741-8906          texasranchsalesllc.com

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TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Texas Ranch Sales, LLC
542739
info@texasranchsalesllc.com
830-741-8906

Licensed Broker /Broker Firm Name
Licensed Supervisor of Sales Agent/Associate
Sales Agent/Associate’s Name

542739
477163
477163

Designated Broker of Firm

License No.
Email
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