Guadalupe River Ranch
319± Acres | Kerr County Texas

Texas Ranch Sales, LLC
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TexasRanchSalesLLC.com
Kerr County

319± Acres

Historic Guadalupe River Frontage

Convenient to Kerrville, Texas

Two Massive Peaks

Wildlife Exemption

Abundant Native Wildlife

Endless Possibilities
This ranch for sale in Kerr County, Texas is located between Ingram and Kerrville with access from Bear Creek Road and frontage on the historic Guadalupe River. The 319± acre live water Guadalupe River Ranch, on the banks of the Guadalupe River, is an exceptionally rare opportunity to own one of the most unique tracts of raw land in the Texas Hill Country. This secluded outdoor paradise, with hunting, live water recreation, and amazing views offers limitless potential.

The Guadalupe River frontage is pristine, with towering cypress trees lining the banks of the waterway. The river alternates between wide pools and rushing waterfalls, offering countless spots to enjoy the sights and sounds of the river. Over a mile of river frontage offers enough surface water for recreational pursuits like kayaking, canoeing, swimming, and fishing.

South of the river pastures give way to gently rolling hills covered in thick grasses. Two massive peaks provide tremendous views, overlooking the river in two directions. Within these densely covered hilltops, native wildlife are found in abundance, including Whitetail deer, Axis, wild hogs, and a variety of birds and seasonal waterfowl. Guadalupe River Ranch is low fenced and has a wildlife exemption in place. This ranch, which fronts on a paved county road, has plenty of usable topography and flat ground with great development potential.
Guadalupe River Ranch
Kerr County, Texas, 295 AC +/-
Guadalupe River Ranch
Kerr County, Texas, 295 AC +/-
Boundary Stream,
Intermittent River/Creek Water Body
Texas Ranch Sales, LLC
P: (830) 741-8906          texasranchsalesllc.com

The information contained herein was obtained from sources deemed to be reliable.
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Capital Farm Credit has the flexibility to handle everything from small country purchases to large, complex ranch loans. We provide custom lending solutions with flexible fixed rate options. As a cooperative, we returned more than $750 million back to customers over the past decade. Partner with the premier lender.

STEVEN AHRENS 830.257.4444
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Disclaimer: Although the Broker or Agent has used reasonable care in obtaining data, this material is submitted without representation, warranty, or guarantees, and is subject to errors and omissions. Moreover, all information is subject to changes by the owner as to price or terms, to prior lease, to withdrawal of the property from the market, and to other events beyond the control of the Broker.
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.

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Texas Ranch Sales, LLC

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Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
IABS 1-0

Date