

FALLING WATERS RANCH

Uvalde County, Kinney County, Edwards County
4,661.26 Acres



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FALLING WATERS RANCH Uvalde County, Kinney County, Edwards County

SIZE: 4,661.26 Acres

LOCATION: This unique ranch is located twenty nine miles north of Uvalde near the rural community of Montell. The ranch lies seven miles west of Montell and is accessible by five miles of paved county road and approximately two miles of caliche base county road.

WATER: Montell Creek is one of the most spectacular creeks in the Texas Hill Country, as well as one of the largest spring fed creeks in the Upper Nueces River Basin. The creek flows over limestone cliffs, through two crystal clear lakes and meanders through a scenic canyon for over one mile. The creek is fed by a series of springs that trickle into the limestone creek bottom. The creek is lined with cypress, sycamore, and willow trees. In addition to Montell Creek, Falling Waters has two wells located near the north end of the ranch, and numerous springs that are scattered throughout the ranch. These bountiful water sources furnish drinking water for wildlife and livestock.

IMPROVEMENTS: After a scenic drive through the long narrow canyon along the edge of Montell Creek, you'll find the Lodge. The spacious two-story Lodge is located in a quiet secluded canyon on the edge of Montell Creek. The lodge has four bedrooms, three baths, large open living area, kitchen with dining area, bar and CA/CH. The living area is enclosed with glass and offers magnificent view of the canyon, creek, and hills. From the comfort of the wrap-around deck, guests can enjoy the sounds of nature... the flowing of water cascading over the water fall, breezes gently drifting through trees and birds enjoying each season. This is country living at its best. Across the road from the lodge is a two bedroom two bath guest house with CA/CH. A breakfast nook opens to the front porch. A perfect little cabin for your "overflow"! Up the canyon on the side of a hill is the Casita. The Casita was the home of the legendary bear hunter William "Bill" Wells. The exterior of this historic home has not been disturbed. The interior of the Casita has been remodeled with cedar trim and stone cabinet tops from the ranch. The home is one bedroom, one bath, living area with fireplace, kitchen with small dining table, and CH/CA. This old historic bear hunter's home is a favorite hang-out for the younger generation. Two foreman houses are located near the barn and livestock pens. The sizeable barn has horse stalls and feed storage areas.

TERRAIN: The eastern part of the ranch is scenic canyons with high limestone cliffs. The southern area of the ranch is rolling hill country with wide canyons covered with Live Oak, Elm, Spanish Oak, Pinion Pine, and Cedar tree. Native shrubs include Mountain Laurel, Persimmon, Guajillo, Catclaw, and Kinneykenick. The northern section of the ranch varies from rolling hills to plateau country with good cover of native grass and large native trees.

CAVES: There are two amazing caves on the ranch. Palace Cave is the largest carven in the Upper Nueces River Basin. The cavern is 1,800 feet long. Stalagmites and Stalactites

and other unusual formations adorn the interior of the cavern. An underground stream flows through the back part of the cavern. Palace Cave was discovered by Bill Wells in 1870.

HUNTING: Roaming the hills of this historic ranch are whitetail deer, wild turkey and blackbuck antelope. FWR is also the home of 12 wild zebras. Silver Lake Ranch joins FWR for several miles and there has not been any commercial hunting on the 56,000 acre ranch in over eighty years. Hunting on FWR has primarily been limited to family and a few friends over the past twenty two years.

COMMENT: Falling Waters Ranch is an historic ranch nestled in the canyons along the southern edge of the Balcones Escarpment, a giant geologic upheaval which formed the "Rocky Mountains" of Texas. FWR joins the enormous Silver Lake Ranch along its west boundary. Location, large neighbors and terrain have left this ranch relatively undisturbed. The majority of the ranch has been cleared of cedar and has open vistas with tree covered hills. The flora colors during the fall are spectacular, especially along Montell Creek. Without a doubt, this is the finest water ranch that is for sale in Texas.

MINERALS: The Seller will convey one-half of mineral interest owned with all executive rights owned with the sale and purchase of the ranch.

TAXES: \$9,000 +/- per year with 1-d-1 Agriculture Use Valuation.

METHOD OF SALE: Falling Waters Ranch sells turn-key with all ranch equipment, livestock, and furnishings in homes. A list of personal items to be removed from FWR will be furnished to the Buyer. The Seller will have two weeks after closing to remove their personal items. Benge Bushong, a state licensed surveyor, has completed a recent survey of the ranch. An Environmental Assessment Phase 1 has been completed. A revised Commitment for Title Insurance has been issued. The ranch may be sold as one unit or may be divided into three separate ranches.

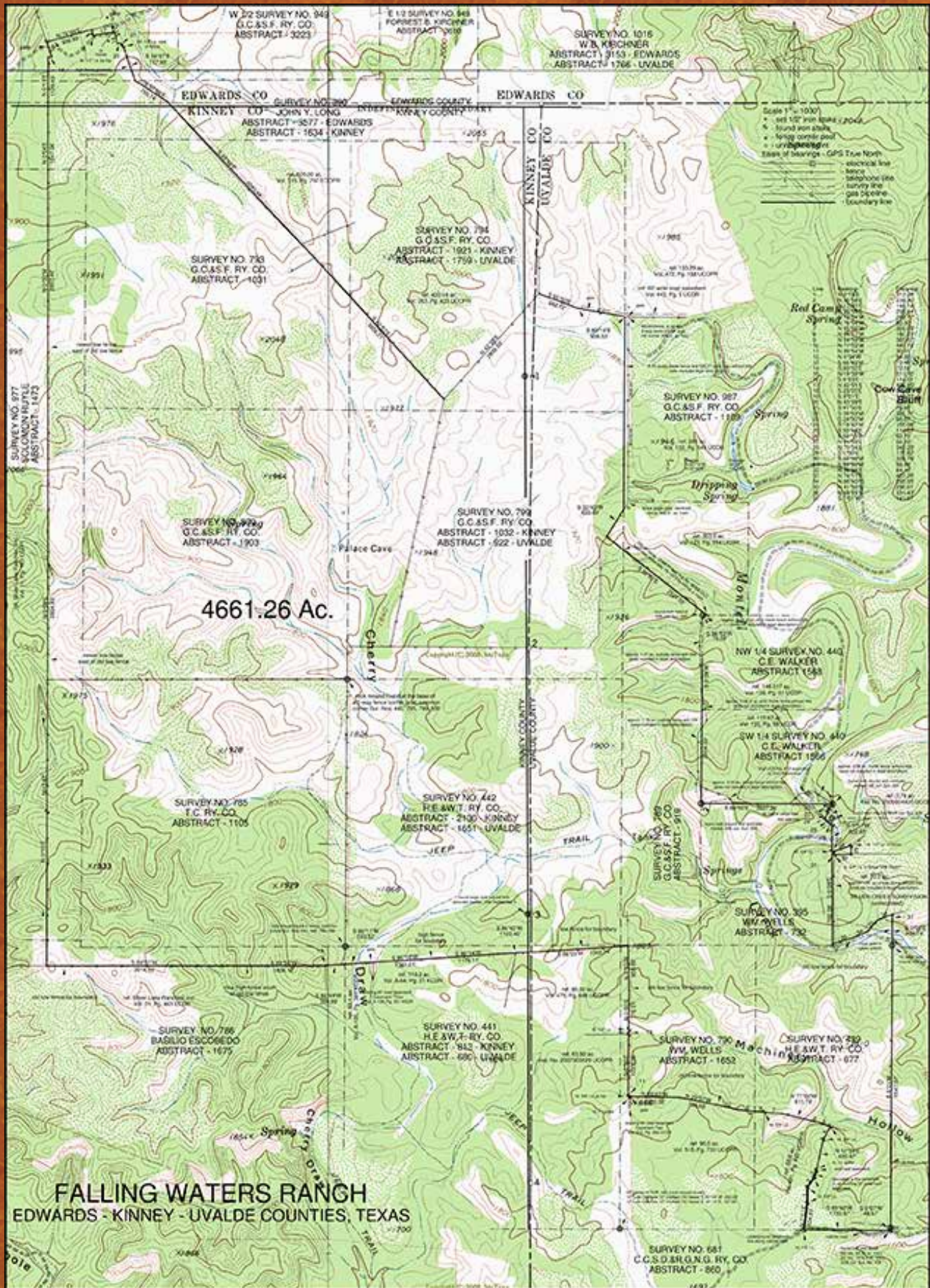
PRICE: \$2,000 per/acre for 4,661.26 Acres

PRICE: \$3,000 per/acre for 2,366 Acres subject to survey of eastern part of FWR with all improvements and Montell Creek.

PRICE: \$1,900 per/acre for 1,750 Acres subject to survey of north Palace Cave pasture.

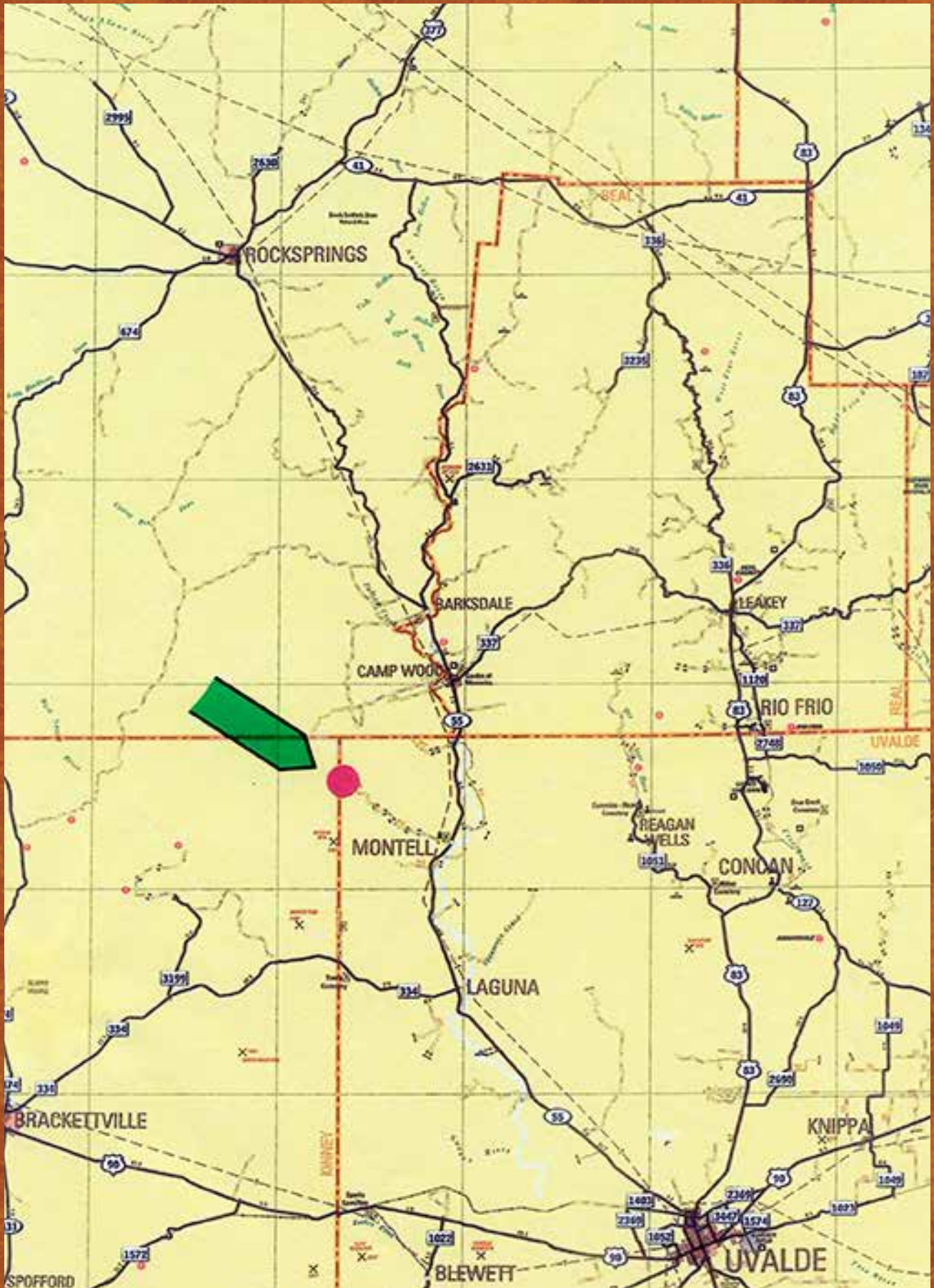
PRICE: \$1,600 per/acre for 550 Acres subject to survey

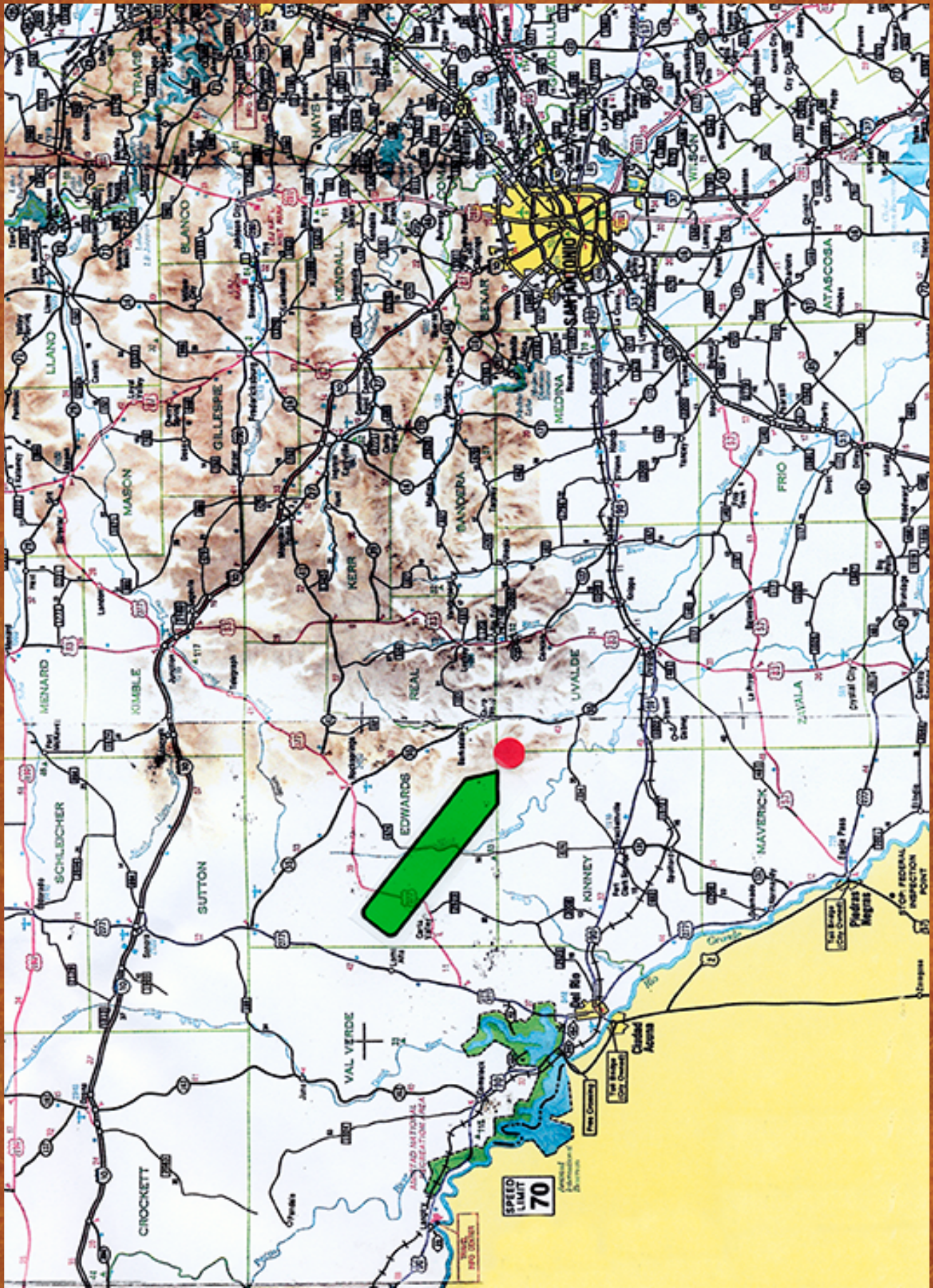
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4661.26 Ac.

FALLING WATERS RANGH
EDWARDS - KINNEY - UVALDE COUNTIES, TEXAS







Horse Barn



Entrance to Falling Waters Ranch



View of Montell Creek



Gazebo on upper lake



"Blue Hole" Swimming Hole



The Lodge



The Guest House



The Casita, home of legendary bear hunter Bill Wells



Inside the Casita



North section



North section



Ranch horses are included in the sale



Upper lake on a snowy morning



Palace Cave



Palace Cave



Montell Creek

