

C.W. Riley Ranch (Rare Opportunity in Gillespie County)

Rare opportunity to own a part of C.W. Riley Ranch. This property has a rich history and has been in the same family since the 1870's.

The Riley family has been actively farming and ranching at The C.W Riley Ranch for 6 generations. Ready for the 7th generation land stewards to take over, the property is a blank canvas waiting for your family's legacy.

Key Highlights Include:

- Stunning Views with Complete Privacy
- Active Hunting Ground since Prehistoric Times
- Perfect For Hunting and Recreational Purposes (Hiking and Exploring)
- Expansive Views of Enchanted Rock
- Native American Artifacts & Campsites
- Multiple Homesites with Unmatched Views and Privacy
- ~28 Minutes From Downtown Fredericksburg

Price: \$6,750,000 (\$15,000 per acre)

Acreage: 450 Acres +/-

Location: 70 Miles to North San Antonio, 85 Miles to West Austin, 53 Miles to Boerne, 17 Miles to Fredericksburg, and 8 Miles to Enchanted Rock

Habitat & Topography: This ranch is a mix of Hill Country ruggedness and open meadow fields. Some areas would allow for a great cattle operation while others are prime hunting locations.

Several superb homesites possibilities with breathtaking Texas Hill Country views.

Wildlife & Hunting: This low fence ranch is home to a large variety of native species including: white-tailed deer, dove, quail, turkey, ducks, bobcats and fox and an occasional mountain lion.

Water: Two wells

Electricity: On-property

Minerals: Seller will convey 50% of the owned minerals, not ceded by previous agreements, if any, discovered in title search.

Easements: Pipelines-Phillips 66, Kinder Morgan natural gas pipeline, Atmos Natural Gas Pipeline, Magellan Crude Oil PL CO, L.P. Powerline, Frontier electric.

Access: 1350 – 1400 ft of CR Frontage; ~1.8 miles of private road frontage which seller will grant deeded access to prospective buyer. Seller will draft written private road maintenance agreement and present to the prospective buyer during the option period for feedback.

Deed Restrictions (seller is open to buyer feedback):

- Seller reserves the right to run their livestock on the property until the buyer's fence their property.
- No Subdivisions under 100 acres for a period of 50 years.
- Approvals and amendments will remain with the remaining acreage.
- No mining or commercial quarries on the property.

Soil Information (see map below): Brackett soils, Hilly Purves soils, Undulating Denton Silty clay, 3 to 5 percent slopes,

Luckenbach clay loam, 0 to 3 percent slopes, Krum silty clay, 3 to 5 percent slopes, Topia clay, 0 to 3 percent slopes, Heaton Loamy fine sand, Ligon soils, undulating

Summary: This ranch is located in the heart of the rural Texas Hill Country. Located in Gillespie County, just north of Fredericksburg the ranch spans 450 acres +/-, and features amazing limestone hills and plateaus with elevations up to 1900 feet. Numerous home sites exist which produce distant views and where beautiful sunsets can be seen. At the apex of the ranch is a unique granite uplift overlooking miles of beautiful Hill Country. This property will offer your family an amazing recreational and/or hunting property.

With low inventory, do not miss out on the opportunity to own this property!

Co-Listed with Christi Moczygemba

Call Donnie Walker at 210-378-0878 to set-up a showing or Christi Moczygemba at 830-534-3385.

We look forward to working with you!

Donnie