

White Creek Ranch

654 Acres

Blanco/Llano Counties

Spectacular 654 Ac. ranch located 10 minutes from Horseshoe Bay. 7,000 feet of live water White Creek lined with monster live oaks and 20 mile panoramic hilltop views.

Newly remodeled ranch house with granite/stainless steel kitchen, huge screened in porch, vintage beamed wood ceiling and designer Hill Country furnishing.

LIVE WATER

Over 7,000 feet of spring fed White Creek running through the ranch. Granite outcroppings form natural dams creating pools for recreational use.

LOCATION

Conveniently located approx. 10 min. from Horseshoe Bay, 60 min. from Austin, 70 min. from San Antonio and 30 min. from Fredericksburg.

IMPROVEMENTS

- Recently remodeled 2,000 SF, 2 bd/2 bth main house
- Separate older 2 bd/2bth house
- 2 barns
- Pens
- Livestock water troughs
- 2 wells at 8 gal./min. and 12 gal./min.

ACCESS

Access is provided to the ranch via a thirty foot private easement running approximately 1,800 feet between FM3347 and the subject property.

PRICE

\$10,000 per acre or will divide for \$12,000 per acre.

[Virtual Tour](#) of the property.

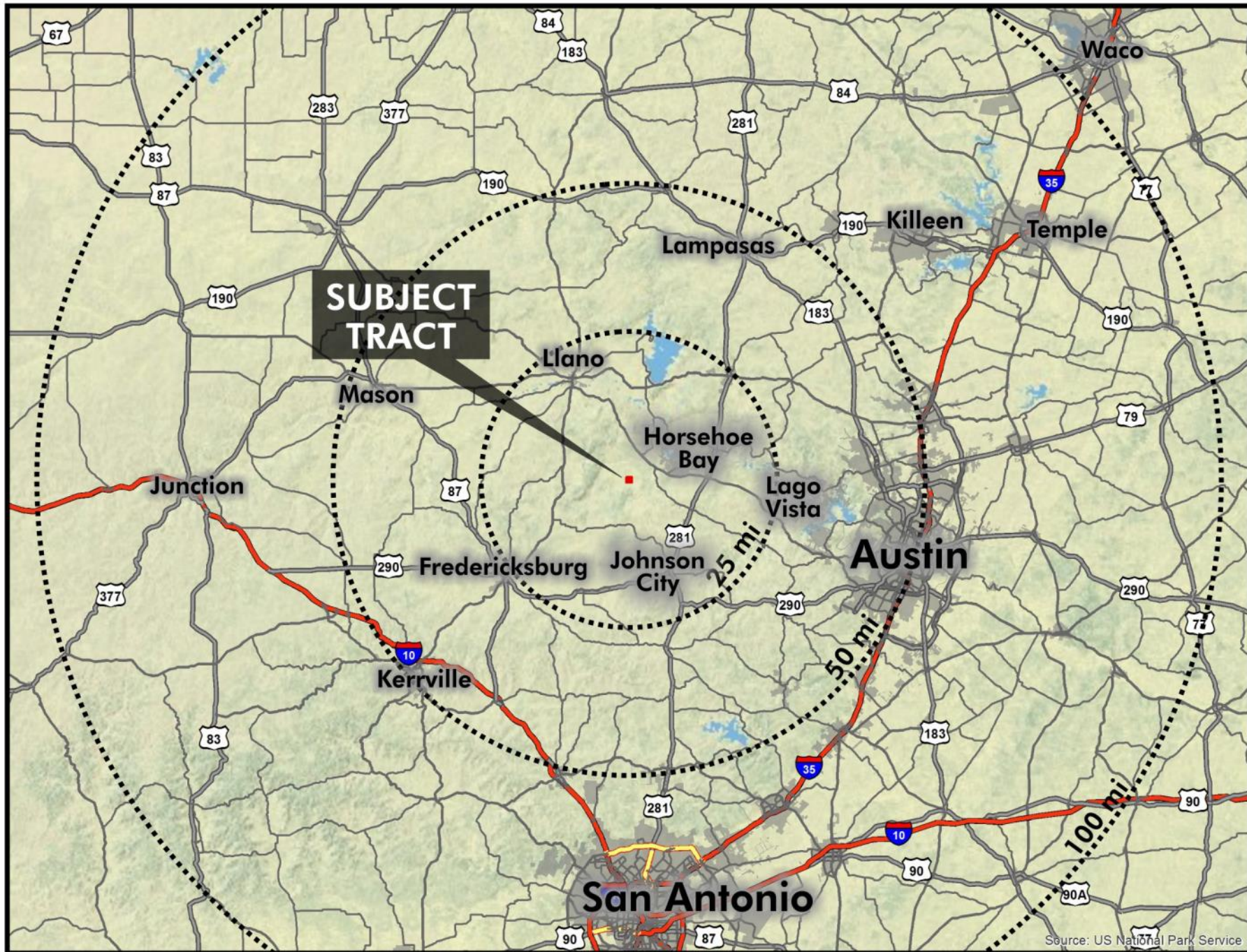
For more information contact:

Jerry Winetroub

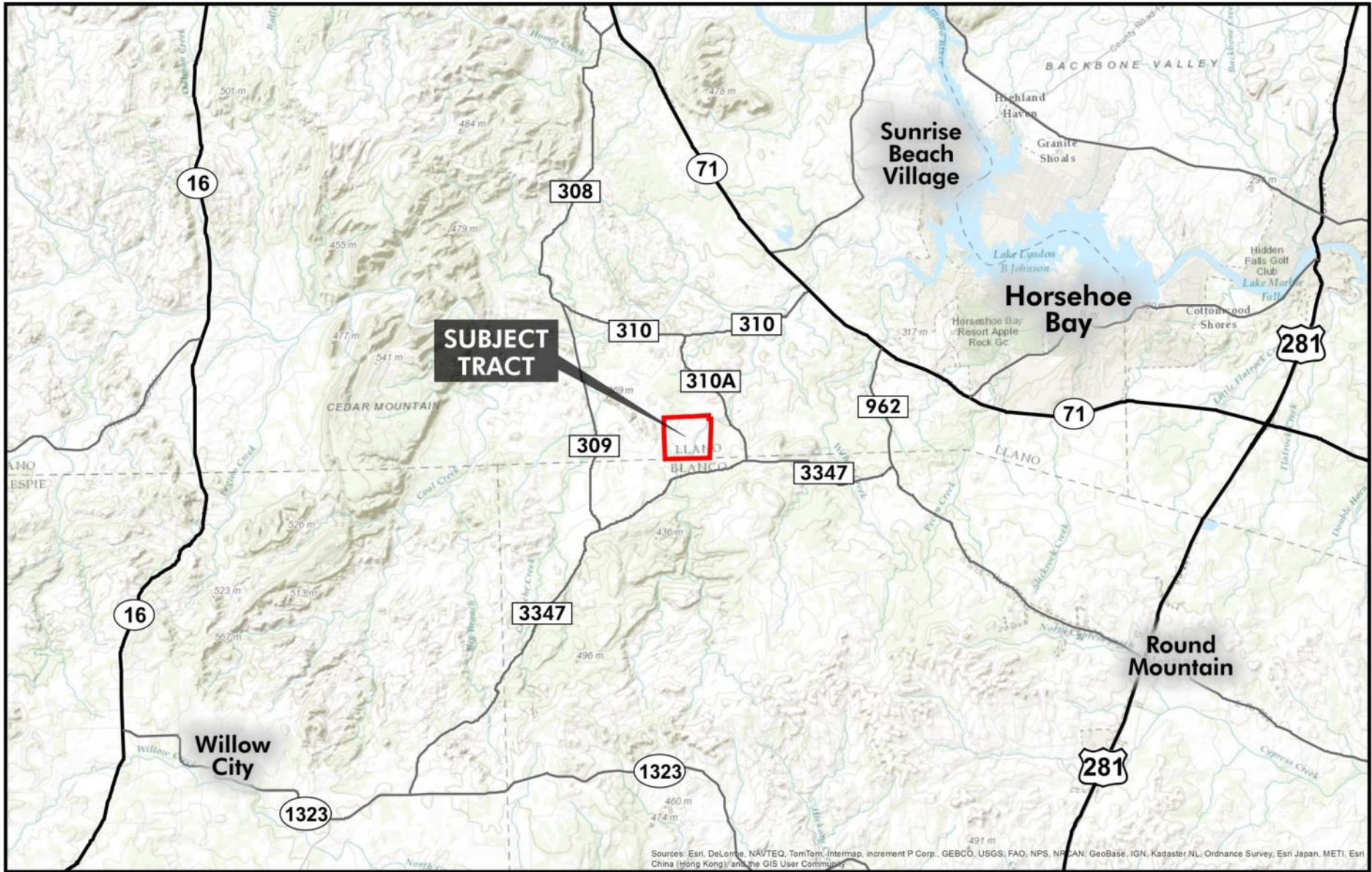
512 -751-4155

jw@jwcre.com





Source: US National Park Service



Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong) and the GIS User Community



308

310

310

SH 71

308

71

310A

962

**SUBJECT TRACT
654 Ac**

309

30' Access Easement

Farm Rd 3347

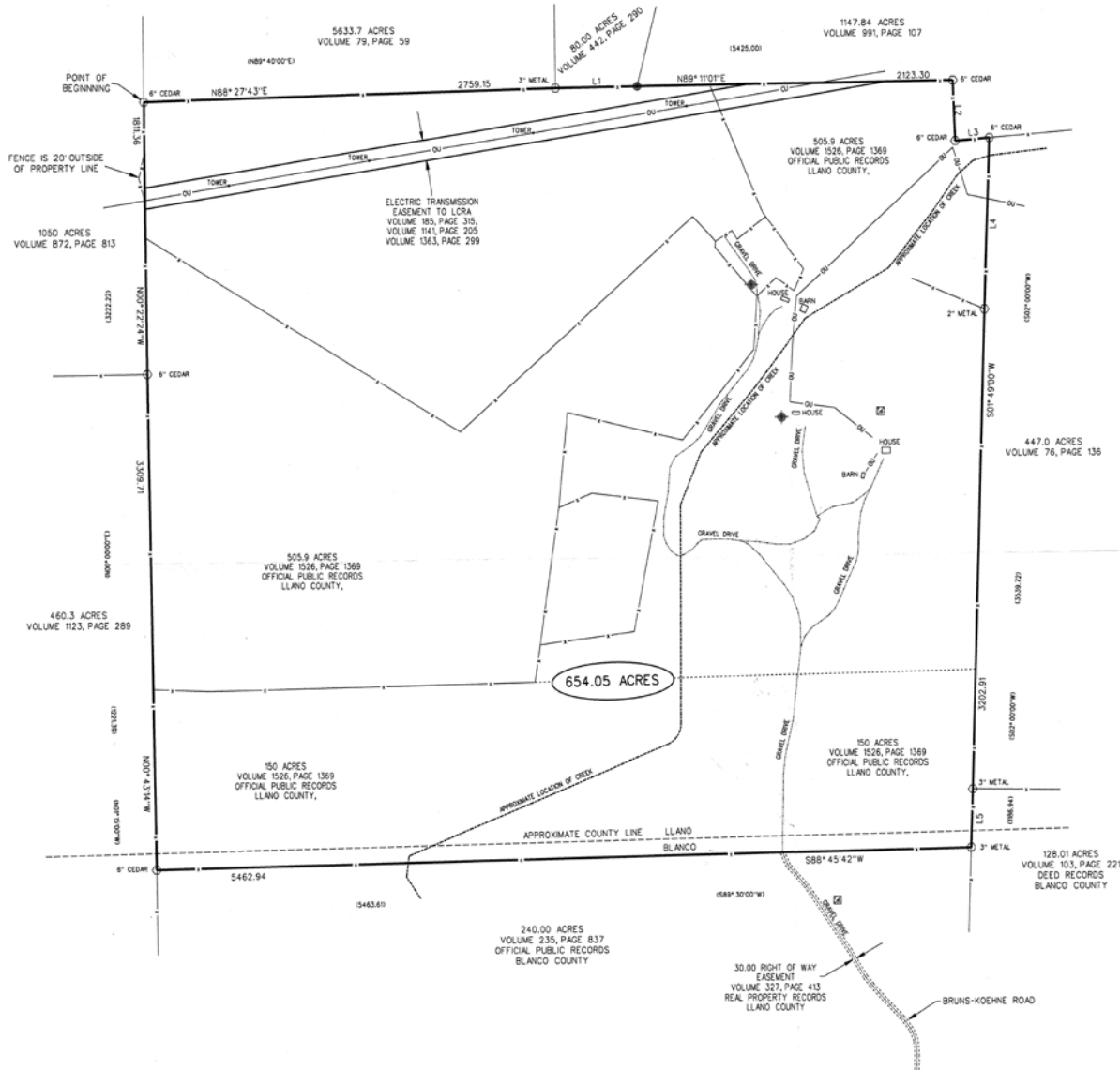
Farm Rd 3347

310

Source: Esri,

MAP TO ACCOMPANY FIELD NOTE NO. 013-062

LAND TITLE SURVEY OF 654.05 ACRES SITUATED IN THE JILSON MORTON SURVEY NO. 153, ABSTRACT NO. 508, BLANCO AND LLANO COUNTY, TEXAS



EASEMENTS, AS LISTED IN SCHEDULE B OF ALAMO TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE OF NO. 2013030519L-HB EFFECTIVE MARCH 21, 2013 AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON UNLESS LISTED BELOW.

RIGHT OF WAY EASEMENT TO CENTRAL TEXAS ELECTRIC COOP., RECORDED IN VOLUME 322, PAGE 832, DEED RECORDS, LLANO COUNTY, TEXAS. (BLANKET)

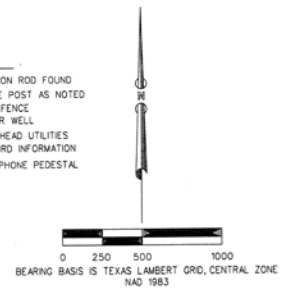
RIGHT OF WAY EASEMENT TO CENTRAL TEXAS ELECTRIC COOP., RECORDED IN VOLUME 194, PAGE 164, OFFICIAL PUBLIC RECORDS, LLANO COUNTY, TEXAS. (10 EACH SIDE OF EXISTING POWER LINES)

I, RANDALL H. HAMBRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO J.W. CAPITAL CORPORATION, ALAMO TITLE INSURANCE COMPANY, HIGHLAND LAKES TITLE COMPANY AND LENDER THAT I HAVE MADE A SURVEY ON THE GROUND OF THE PROPERTY SHOWN HEREON AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS ENCROACHMENTS, OR EASEMENTS KNOWN TO ME EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A RIGHT OF WAY EASEMENT AND THAT THIS SURVEY WAS PREPARED TO THE STANDARDS OF A CATEGORY 1A, CONDITION IV SURVEY.

DATE: 04-20-13
 Signature: *Randall H. Hambright*
 RANDALL H. HAMBRIGHT, R.P.L.S.
 STATE OF TEXAS REGISTRATION NO. 5263



- LEGEND**
- 1/2" IRON ROD FOUND
 - FENCE POST AS NOTED
 - WIRE FENCE
 - ◆ WATER WELL
 - OU OVERHEAD UTILITIES
 - () RECORD INFORMATION
 - ⊠ TELEPHONE PEDESTAL



LINE	DIRECTION	DISTANCE
L1	N89°10'59"E	547.23
L2	S01°57'07"E	401.88
	S02°30'00"W	1604.01
L3	N85°10'41"E	228.83
	N89°00'00"E	128.81
L4	S02°00'52"W	1140.21
L5	S01°58'47"W	391.77

DATE: 04-20-13
 JOB NO: 013-062

HAMBRIGHT LAND SURVEYING
 P.O. BOX 1226
 JOHNSON CITY, TEXAS 78636
 PHONE (830) 868-2574
 FAX (830) 868-2576
 EMAIL: HAMBRIGHTSURVEY@GMAIL.COM

SUBJECT TRACT

Stock Tank

654 Ac
7,067' of Creek Frontage

Concrete Dam and Crossing

White Creek

Unimproved Guest House and Barn

Well

Dirt Crossing

Hunters Cabin

Well

Main House and Barn

X 1,182

LLANO CO.
BLANCO CO.

30' Access Easement

October 23, 2013

PHARIS DESIGN
PLANNING LANDSCAPE ARCHITECTURE

Source: Esri, DigitalGlobe, GeoEye, Earthstar (USA), USGS, AeroGRID, IGN, ISF, California GIS User Community

TWO PARCEL LAYOUT



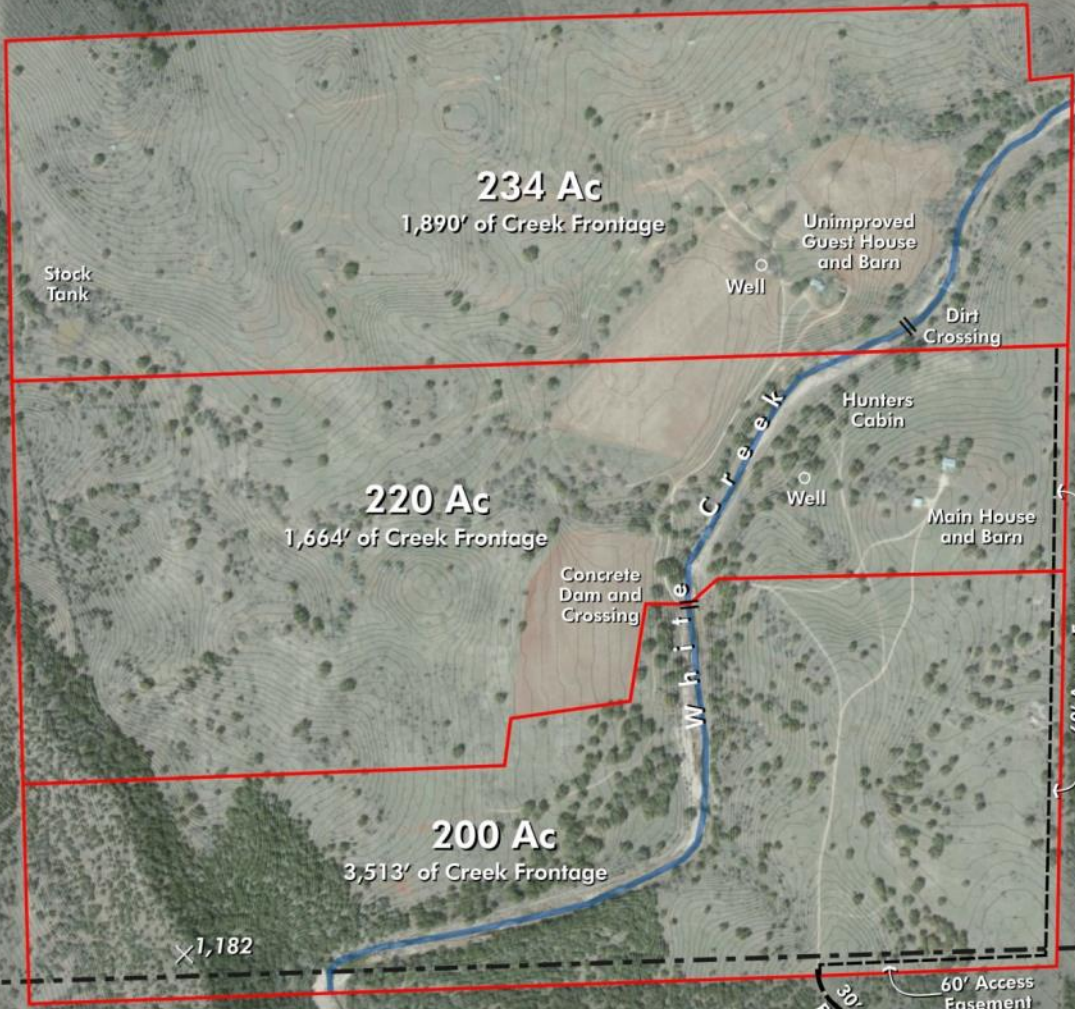
LLANO CO.
BLANCO CO.

October 23, 2013

PHARIS DESIGN
PLANNING LANDSCAPE ARCHITECTURE

Source: Esri, DigitalGlobe, GeoEye, Earthstar (USA), USGS, AeroGRID, IGN, ISF, and the GIS User Community

THREE PARCEL LAYOUT



LLANO CO.
BLANCO CO.

1,182

30' Access Easement

60' Access Easement

60' Access Easement

October 23, 2013

PHARIS DESIGN
PLANNING LANDSCAPE ARCHITECTURE

Source: Esri, DigitalGlobe, GeoEye, Earthstar (USA), USGS, AeroGRID, IGN, SPS, and the GIS User Community

