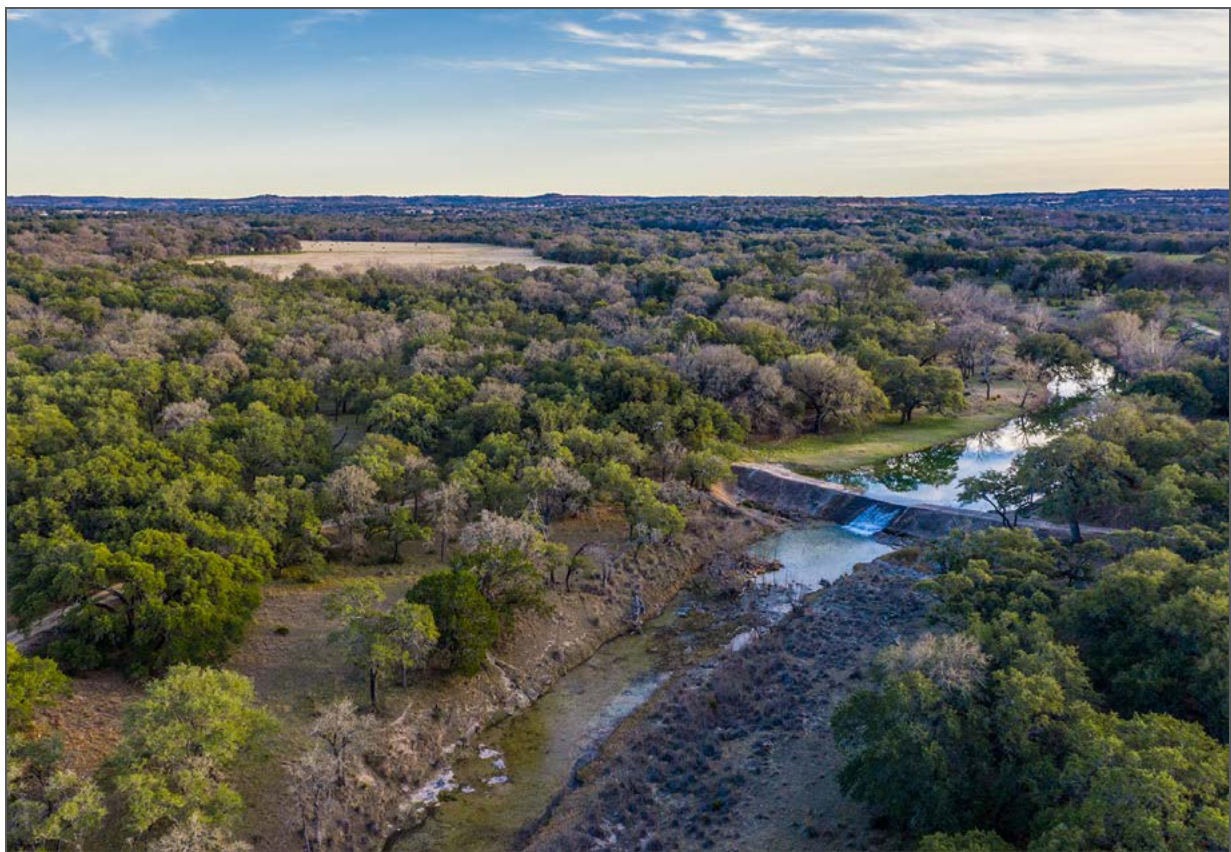




ROCKY CREEK FARM

HYE, TEXAS

\$2,218,500 | 153± ACRES



LISTING AGENT: **DAVE CULVER**

P.O. BOX 860
MASON, TEXAS 76856

P: 325.294.4616
M: 210.422.4676

DCULVER@HALLANDHALL.COM



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Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

Rocky Creek Farm is a rare, 153± acre live water offering in western Blanco County, only one mile south of US 290 and the famed Texas Wine Corridor. Now approaching some 50 wineries, distilleries, tasting rooms and breweries in a 25-mile stretch, the Texas Wine Corridor continues to delight and amaze, while bringing high value to nearby real estate as well! The farm itself offers the full complement of Hill Country attributes, including long views, spring-fed live water, fertile hay fields and scenery that is easy on the eye. A quaint two bedroom stone house serves as adequate living quarters, while two massive, stone and wood barns are objects of fascination and intrigue. One of the prettiest hardwood bottoms of oak/pecan we've seen is found on this ranch, and it is literally overrun with axis, turkey and whitetail deer. The crowning feature is a beautiful, clear spring-fed lake on Rocky Creek approximately one-third mile long when full, and up to ten feet deep. This lake offers swimming, fishing, floating and rock skipping at its best, and the stretch of wild creek below the lake includes falls, riffles and holes, with beautiful riparian scenery typical of the area. This is a robust small place with supreme location and features, and is a must-see for serious area buyers.

LOCATION

This awesome, small farmstead lies one mile south of US 290, in the Texas Wine Corridor, at the end of a private easement off of paved Rocky Road near Johnson City. The area is comprised of small to medium-sized working/recreational ranches, and there are no small tract subdivisions in the immediate area. Agriculture and outdoor recreation are primary activities, with livestock ranching, water recreation and hunting leading the way.



LOCALE

The property is five miles west of Johnson City, a growing small community offering restaurants, supplies, shops and basic services. The Texas Wine Corridor now encompasses dozens of wineries and tasting rooms lying along US 290 between Johnson City and Fredericksburg, and there appears to be no end in sight to the growth.

Fredericksburg is 20 miles west and includes a jet airport, regional hospital and world-class shopping and dining with a Texas Hill Country flair. The famed Highland Lakes area with world-class golf and multiple large ski lakes is but 30 minutes north. San Antonio and Austin, both major metropolitan areas with international airports and major medical centers, are a little over one hour away and offer everything anyone could ever need.



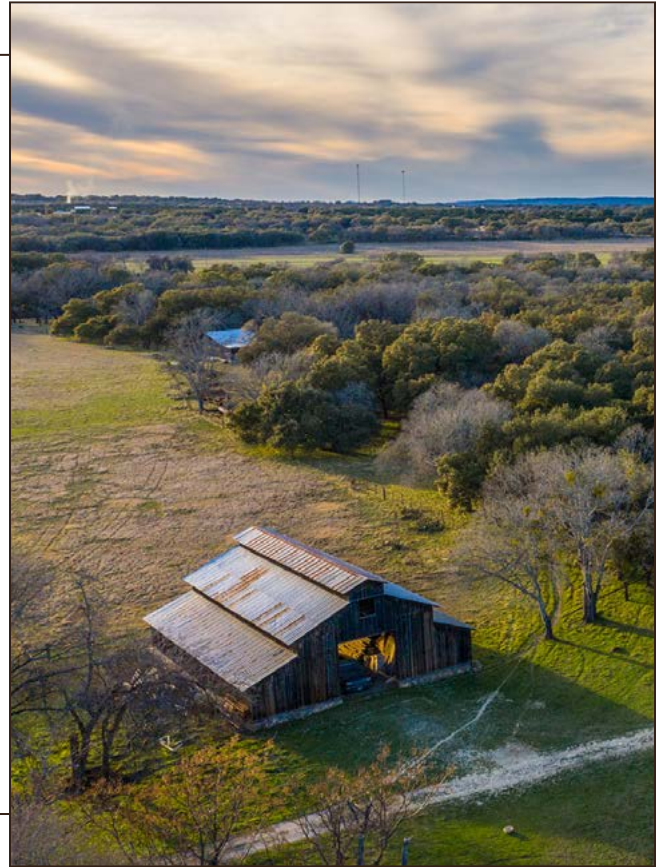
GENERAL DESCRIPTION

Rocky Creek Ranch is located in the ecoregion of the Edwards Plateau Woodland. It contains the central part of the Edwards Plateau and receives sufficient rainfall to support woodland. The Edwards Plateau region comprises an area of central Texas commonly known as the Texas Hill Country. It is a land of many springs, stony hills, and steep canyons. The region is home to a whole host of rare plants and animals found nowhere else on earth. Average annual rainfall ranges from 15 to 34 inches. Rainfall is highest in May or June and September. Soils of the Edwards Plateau are usually shallow with a variety of surface textures. They are underlain by limestone. Elevations range from slightly less than 100 feet to over 3,000 feet above sea level. Several river systems dissect the surface, creating a rough and well-drained landscape. The limestone of the Edwards Plateau is honeycombed with thousands of caves. Beneath the eastern edge of the Plateau lies a hidden world of underground lakes known as the Edwards Aquifer. This precious water resource also is home to a number of curious creatures, such as the blind salamander. Today, the Edwards Plateau is characterized by grasslands, juniper/oak woodlands, and plateau live oak or mesquite savannah. Open grasslands and savannahs were more common in pre-settlement times than they are today. The grasslands of Ecoregion 30a are considered a southern extension of the mixed grass prairie, expressed as tallgrass or shortgrass dependent upon soil type, moisture availability, and grazing pressure. Grasses include little bluestem, Texas wintergrass, yellow Indiangrass, white tridens, Texas cupgrass, sideoats grama, seep muhly, and common curly mesquite. Ranching is the primary agricultural industry in the region.

IMPROVEMENTS

A cute stone farmhouse serves as the primary residence, and is situated near Rocky Creek amidst a towering canopy of oak/elm/pecan. The structure is clean and usable and can sleep a family over a weekend nicely, and has a fenced yard.

Two large, extremely interesting stone and wood barns are on site, one with living quarters. These large barns are very well-built, and could be restored nicely. A set of cattle working pens is nearby, and the property is fenced with some cross fencing.





WATER RESOURCES

The farm is blessed with abundant water resources, highlighted by over a half mile of both sides of spring-fed Rocky Creek, an area landmark. A well-designed concrete, drive-across dam backs water up over a quarter of a mile, creating one of the most scenic water features in the area. Over ones head in places, the creek offers excellent fishing, floating, rock skipping and swimming, and is lined by lazy, overhanging hardwoods including oak and pecan.

Two water wells exist on site, and abundant groundwater is available in this area at varying depths. A seasonal spring emerges from a small canyon in the SW corner of the ranch, creating a nice pond on the neighbor's property.

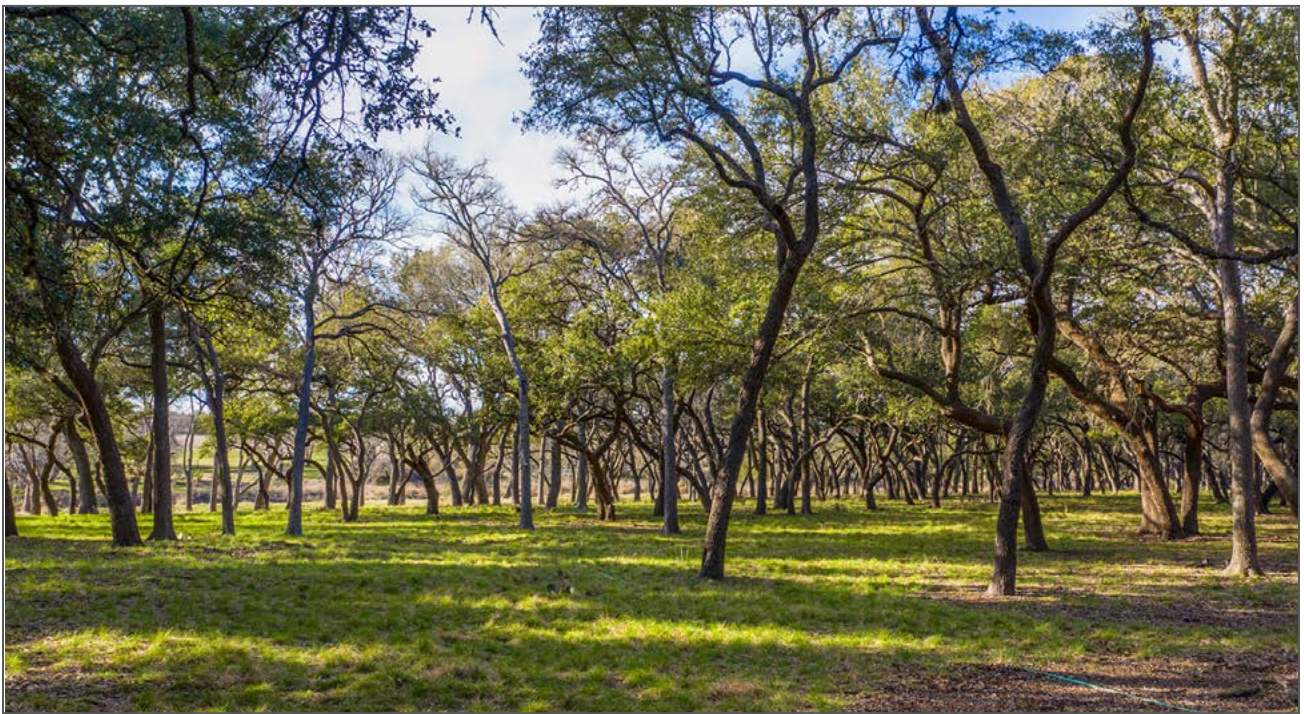
AESTHETIC CONSIDERATIONS

This is a clean looking place with loads of potential, having eighty percent loamy or clay soils and very little cedar amongst a solid hardwood forest. The land lies flat along Rocky Creek to the west, and rises 80 feet to a ridge and flat that comprises the SE portion of the property. This top flat features scattered live oak and post oak cover, and is quite scenic, offering distant views to the south and west.

The land falls to the west, with a clean, fertile field being the southeast corner of the ranch, and an awesome bottom of oak/elm/pecan comprising the northern portion. Several cleared areas punctuate the bottom, which provides excellent shelter and habitat for both axis and whitetail deer, as well as hordes of Rio Grande turkeys. The fields are clean and have potential for grapes, trees, improved grasses, or horses.

TAXES

Based upon past years, taxes amount to an average of \$662.61.



BROKER'S COMMENTS

Rocky Creek Farm is one of the premier, smaller live water offerings ever in this area. The concrete dam is one of the most solid we've seen, and the water backed up behind it is first rate. The barns are simply awesome, the hardwood bottom is classic, and the fun factor is over the top. If you seek a combination of production, recreation, privacy and location in an affordable package, this is a must-see!



Click on map above for link to MapRight map of property.

PRICE

\$2,218,500

TERMS

Cash to Seller, who will provide an acceptable survey and basic title insurance. There are no easements on site other than utility, and mineral rights can convey with an acceptable offer. The property is located in the Johnson City ISD and is served by Pedernales Electric.

** The outstanding photography was provided by Kyle Martin of Jackrabbit Studios. Contact information is available upon request.*



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NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Bergstrom](#) or [Brant Marsh](#) at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Bergstrom](#) or [Brant Marsh](#) at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Scott Griswold](#) at (406) 656-7500, [Ben Gardiner](#) at (970) 520-4871 or [Stacy Jackson](#) at (903) 820-8499 are available to describe and discuss these services in detail and welcome your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

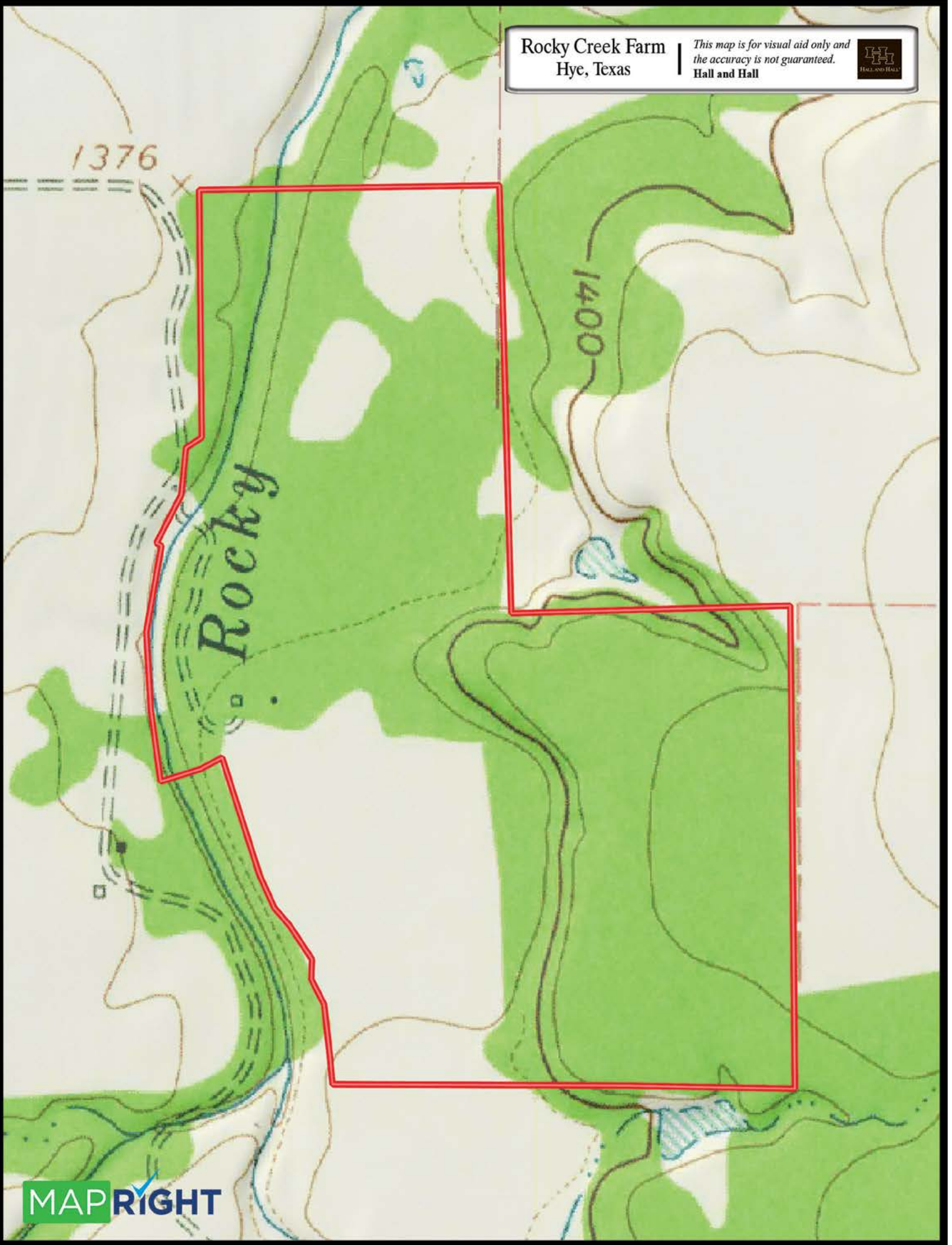
Hall and Hall Partners, LLP	9001191	mlyons@hallandhall.com	806.438.0582
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Monte W. Lyons	588508	mlyons@hallandhall.com	806.438.0582
Designated Broker of Firm	License No.	Email	Phone
Lawrence Tyler Jacobs	462082	tjacobs@hallandhall.com	979.690.9933
Licensed Broker Associate	License No.	Email	Phone
David E. Culver	287898	dculver@hallandhall.com	210.422.4676
Licensed Broker Associate	License No.	Email	Phone
Jay H. Leyendecker	674401	jay@hallandhall.com	956.771.4255
Sales Agent / Associate's Name	License No.	Email	Phone
Stacy W. Jackson	517185	sjackson@hallandhall.com	903.820.8499
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Rocky Creek Farm
Hye, Texas

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