

RANCHO KENDALL
SISTERDALE, TEXAS

\$14,569,500 | 883± ACRES



LISTING AGENT: **DAVE CULVER**

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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.

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EXECUTIVE SUMMARY

Rancho Kendall is one of the classic premier ranches on the Guadalupe River, yet is only 28 air miles from Loop 1604 in north San Antonio, the nation's 7th largest city. Its 883 acres contains high-end equine facilities, several residences, a paved airstrip and gorgeous, rolling land that gently falls to the northern banks of the prized river. Located near quaint Sisterdale, the ranch is easily accessible to booming Boerne, the US 290 Wine Corridor, sizzling Fredericksburg, Austin, and San Antonio. Kendall County is one of the fastest-growing counties in the USA, and is predicted to have significant growth in the coming years. It is rare to find excellent equine facilities tied to a beautiful, live water Hill Country ranch. This stretch of river is postcard-quality, with noisy, gravel riffles linked by long, deep holes covered by cypress canopy. Irrigated coastal fields line the riverbank, with oak-shrouded, south-facing hills rising in the background. Rancho Kendall is truly a Texas Hill Country classic.



LOCATION

Rancho Kendall is located in highly desirable Kendall County, one of the fastest-growing counties in the USA, which comprises the northern edge of San Antonio, the nation's 7th largest city. The property fronts on paved RR 473 for approximately 4,300', and is a couple of miles west of the quaint community of Sisterdale. The ranch is 14 miles north of Boerne, and 35 miles north of San Antonio.

Austin, the State Capitol, is 80 miles to the east, and the famed Highland Lakes and championship golf courses at Horseshoe Bay are 45 miles to the north. This location is well-centered in the Texas Hill Country, one of the most dynamic growth areas in the state.



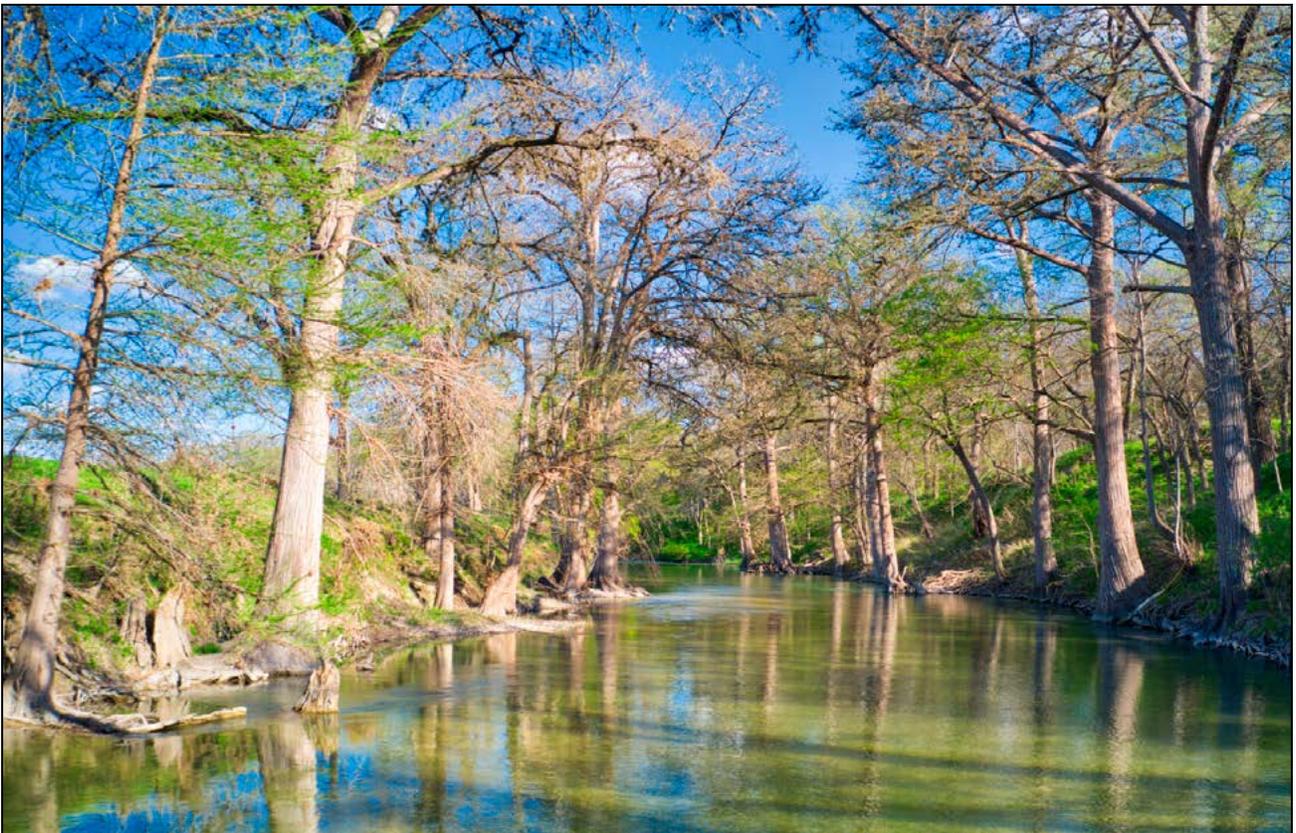
LOCALE

Boerne is home to numerous fine shops, restaurants, services and medical facilities, while San Antonio boasts a medical complex, major universities, and an international airport. The nation's 7th largest city is known for diverse culture and activities, while hosting some of the State's finest food and entertainment.

The Sisterdale area has long been known as home to many fine, showplace-type ranches tightly held by well-heeled Central and South Texas families. Adjoiners to the ranch range from 80 to 300 acres, and the nearest subdivision is actually the town of Sisterdale, about one mile away, boasting perhaps a couple of dozen permanent residents housed in gentrified, clean country homes.

The bustling "Texas Wine Corridor" is only 15 miles to the north, with over 40 wineries, distilleries and tasting rooms lining US 290 for about 25 miles east of Fredericksburg. Of course, Fredericksburg itself is a well-known shopping/eating/drinking destination, and is only 20 minutes from the entrance to this ranch.

Agriculture and outdoor recreation are the primary ranching activities in this area, with cattle, horses, sheep/goats and hay production being the agricultural focus, while hunting and water recreation are the primary human activities. River traffic in this area remains minimal due to limited access, and across-river development is limited, ensuring maximum privacy on this ranch.



GENERAL DESCRIPTION

The ranch slopes down gently over 240' from north to south, and is bisected by a scenic, seasonal creek valley that enters the ranch near the northwest corner. This valley contains elm, oak and other hardwoods, and the creek flows much of the time, being fed by an augmented pond just upstream. Immediately north and east of this creek is the level ridge housing the horse improvements. Distant views to the south and southeast are prevalent over much of the property, and hardwood cover is uniform, with no thick cedar to be found.

Soils are very good, with about 60% being clays or loams with excellent productive capability. There are few rocky areas on this ranch. Several improved grass fields are scattered about the ranch, and the coastal fields adjoining the river are lined with heritage oaks, with giant pecan and cypress trees closer to the river. These fields are magnets for wildlife, and this area contains a high concentration of Axis deer, not to mention native whitetails and some exotics.

Homesites are numerous, most having southeast views, and there is a particularly scenic ridge overlooking the eastern coastal field. This portion of the ranch is dominated by large liveoaks, and a scenic limestone bluff follows the edge of the ridgeline. A group of 30 Axis were observed from this perch on a recent visit.



Rancho Kendall is located in the ecoregion of the Balcones Canyonlands. The Balcones Canyonlands ecoregion forms the southeastern boundary of the Edwards Plateau. The Edwards Plateau was uplifted during the Miocene epoch at the Balcones Fault Zone, separating central Texas from the coastal plain. The Balcones Canyonlands are highly dissected through the erosion and solution of springs, streams, and rivers working both above and below ground; percolation through the porous limestone contributes to the recharge of the Edwards Aquifer.

High gradient streams originating from springs in steep-sided canyons supply water for development on the Texas Blackland Prairies at the eastern base of the escarpment. The Balcones Canyonlands supports a number of endemic plants and has a higher representation of deciduous woodland than elsewhere on the Edwards Plateau, with escarpment black cherry, Texas mountain-laurel, madrone, Lacey oak, bigtooth maple, and Carolina basswood. Some relicts of eastern swamp communities, such as bald cypress, American sycamore, and black willow, occur along major stream courses. It is likely that these trees have persisted as relicts of moister, cooler climates following the Pleistocene glacial epoch. Toward the west, the vegetation changes gradually as the climate becomes more arid. Plateau live oak woodland is eventually restricted to north and east facing slopes and floodplains, and dry slopes are covered with open shrublands of juniper, sumac, sotol, acacia, honey mesquite, and ceniza.

Climate of Rancho Kendall

The following charts are the 1981-2001 Climate Normals for **Boerne, Texas**. This is the latest three-decade averages of climatological variables, including temperature and precipitation from the National Climate Data Center (NCDC).

MONTH (1981-2001)	AVG PREC (IN)	MIN TMP (°F)	AVG TMP (°F)	MAX TMP (°F)
Jan	2.08	35.4	48.2	61.0
Feb	2.39	38.4	51.6	64.8
Mar	2.95	45.6	58.5	71.4
Apr	2.26	52.8	65.8	78.7
May	4.64	61.8	73.1	84.5
Jun	4.63	67.9	78.8	89.7
Jul	3.27	69.9	81.2	92.5
Aug	2.73	69.3	81.7	94.1
Sep	3.41	63.7	76.2	88.6
Oct	4.38	54.7	67.5	80.2
Nov	3.12	44.9	57.7	70.5
Dec	2.24	36.5	49.2	62.0
Ann	38.10	53.4	65.8	78.2

Zip: 78013	Days Where Temp Exceeds 86°F:	91 – 120 Days
	Freeze Date (Avg First Frost):	Nov 01st – 10th
	Freeze Date (Avg Last Frost):	Mar 21st – 31st
	USDA Hardiness Zone:	Zone 8a: 10F to 15F



IMPROVEMENTS

The northeast portion of the property is a highly improved equine facility, designed and outfitted for performance horses such as cutters, ropers and dressage, with over 40 stalls and multiple arenas/working pens. Impressive stone structures include a beautiful, curved rock entrance, and a multi-purpose office/residence with classic features and amenities including a full wet bar, reception area and bedrooms. The landscaped grounds include paved parking areas, multiple service structures, three modern cabins, grain storage and an airplane hangar which serves a 3,600' paved, registered airstrip.



Other useful features include an electric horse walker, lighted riding arena, roping arena, 20 paddocks/pens, feed and equipment storage structures, and multiple barns. The horse and related facilities cover about 200 acres, and the balance of the property is lightly improved, with several dwellings and a large hay barn, and a couple of old stone houses with restoration potential.



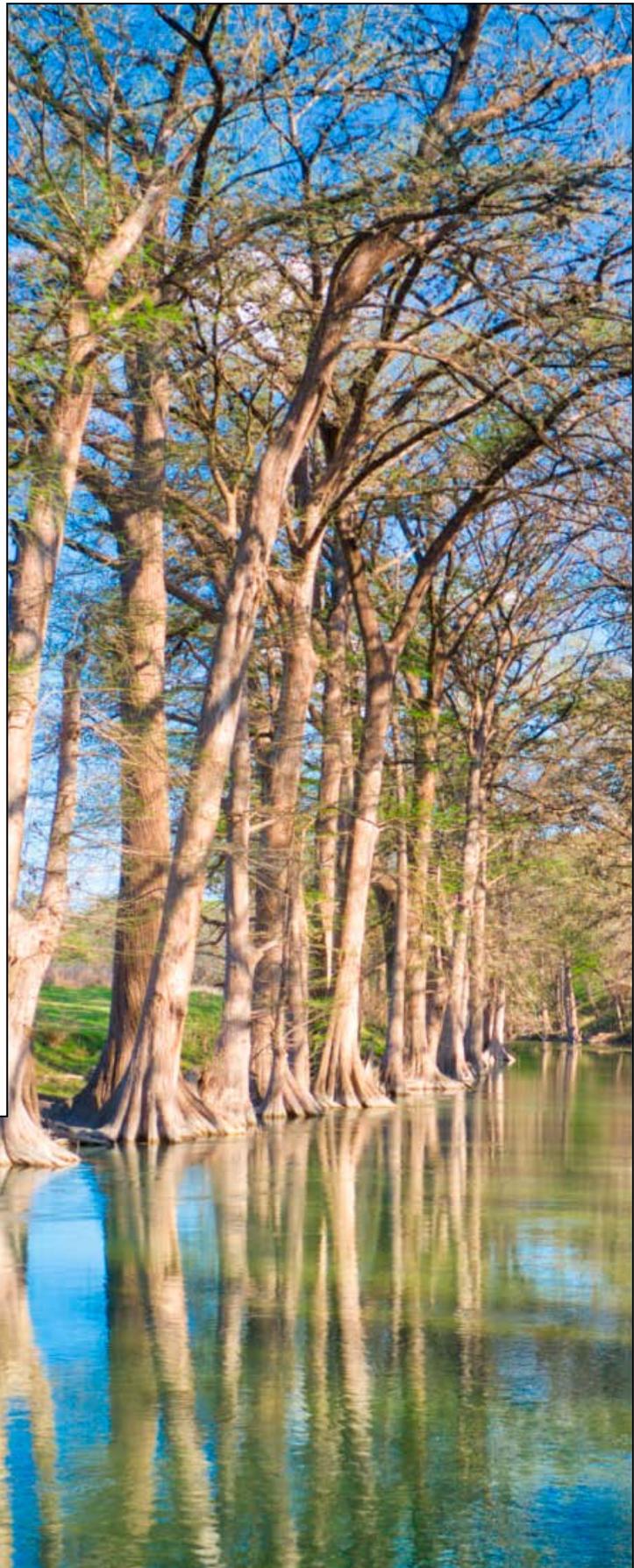
The ranch infrastructure is solid, with paved or crushed rock roads serving many areas. There are also miles of smooth wire fencing, plus a superior ranch water system powered by four wells supplying troughs in all areas. 232 acre-feet of water rights from the Guadalupe River are appurtenant to this property, and are used to irrigate approximately 100 acres of improved hayfields near the river.

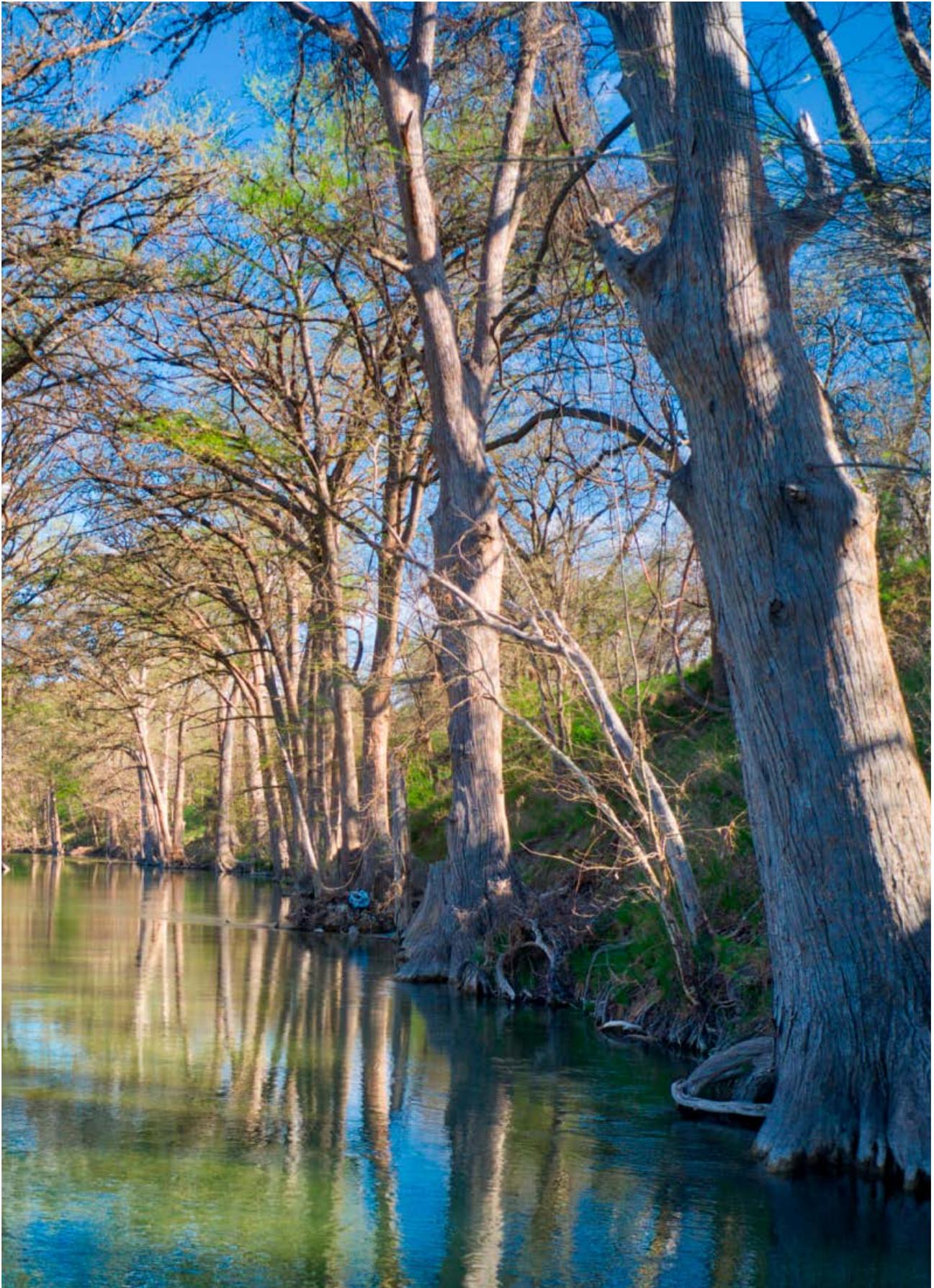


WATER RESOURCES

Rancho Kendall is blessed with an abundance of precious fresh water, including one mile of frontage on the ever-flowing Guadalupe River, one of most scenic of the Texas Hill Country rivers. The water is spring-fed and clear, noisily flowing over gravel riffles punctuated with giant limestone boulders and deep holes, some totally covered by cypress canopy. Fishing and floating are favored activities, and river access is easy at multiple points on the ranch. Put an inner tube in at the upstream point on this ranch, and enjoy a lazy, 1-hour float to the get out point downstream still on this ranch.

The water system on the ranch is first rate, with 4 electric water wells feeding a system of troughs that essentially blanket the ranch. Groundwater in the area is solid, with high volume wells nearby, and on-site wells producing from 20 – 45 gpm. Riparian rights to pump 232 acre-feet of water per year from the river are included with the property, and are designated for 116 acres of coastal Bermuda fields adjoining the river. All in all, one cannot ask for a more robust water situation.







BROKER'S COMMENT

Rancho Kendall is one of the classic premier ranches on the Guadalupe River, and is well-centered in the Texas Hill Country, one of the most dynamic growth areas in the state. Its 883 acres contains high-end equine facilities, several residences, a paved airstrip and gorgeous, rolling land that gently falls to the northern banks of the prized river. It is rare to find excellent equine facilities tied to a beautiful, live water Hill Country ranch. Rancho Kendall is truly a Texas Hill Country classic!



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

PRICE

\$14,569,500

TERMS

Seller to provide acceptable survey and basic title insurance. 232 acre-feet of pumping rights from the Guadalupe River, as well as Seller's owned mineral rights, can convey at an acceptable price.

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



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.

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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.

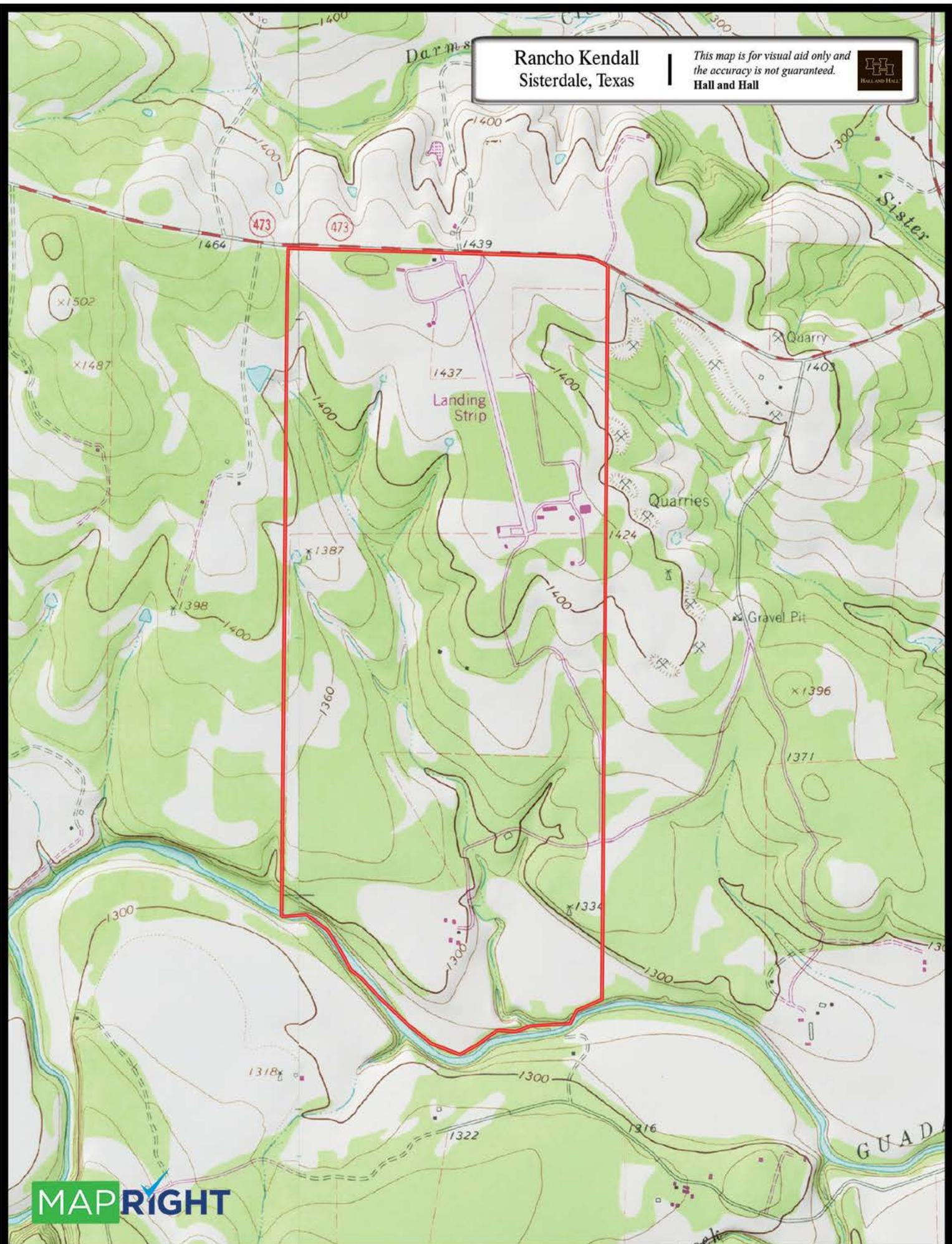
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Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

**Rancho Kendall
Sisterdale, Texas**

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