

# Little Blanco River Ranch

## Blanco, Texas



470 +/- ag exempt acres on the coveted Little Blanco River in the Texas Hill Country!

A rare opportunity to own an incredible ranch in the beautiful Texas Hill Country.

Owned by one family and deemed a nature preserve since the 1950's, this ranch has over a mile of cypress lined, rock bottom Little Blanco River frontage with amazing distant views, and plenty of fields with rich soil and healthy grasses that are perfect for grazing livestock and much more. Throughout the property are large mature oak and pecan trees, as well as some cedar groves, creating cooling shade and a beautiful habitat for an abundance of local wildlife such as deer, turkey and foxes.

Rich history abounds here, including legends of old wagon tracks embedded into rock outcroppings.

There are four water wells on the property, some interior roads, and two older homes.

Easy access to this property and it's great location puts the icing on the cake!

The ranch is a 50-minute drive to San Antonio's International Airport and just over an hour to Austin's International Airport.

Practically a blank slate and just waiting for someone's personal touch, this lovely property is a must see and will sell quickly!

It can be sold as one parcel or can be divided.

The sellers will work closely with buyers to construct light restrictions via a conservation easement to preserve the integrity of the property and the river.

[Click for Video](#)





























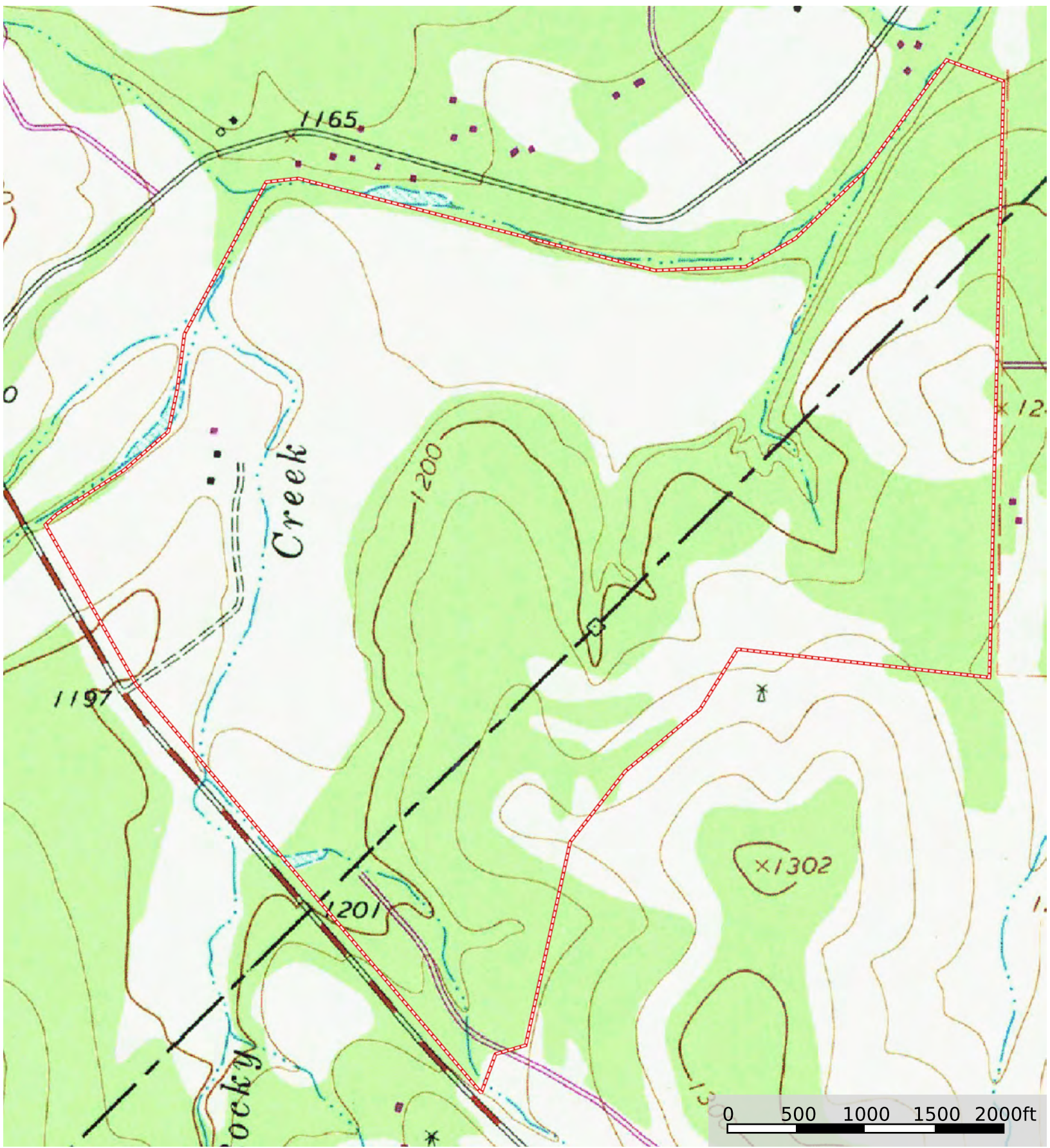








470 +/- acres Little Blanco River Ranch  
Texas, AC +/-




Boundary

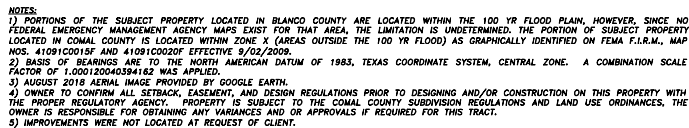


470 +/- acres Little Blanco River Ranch  
Texas, AC +/-

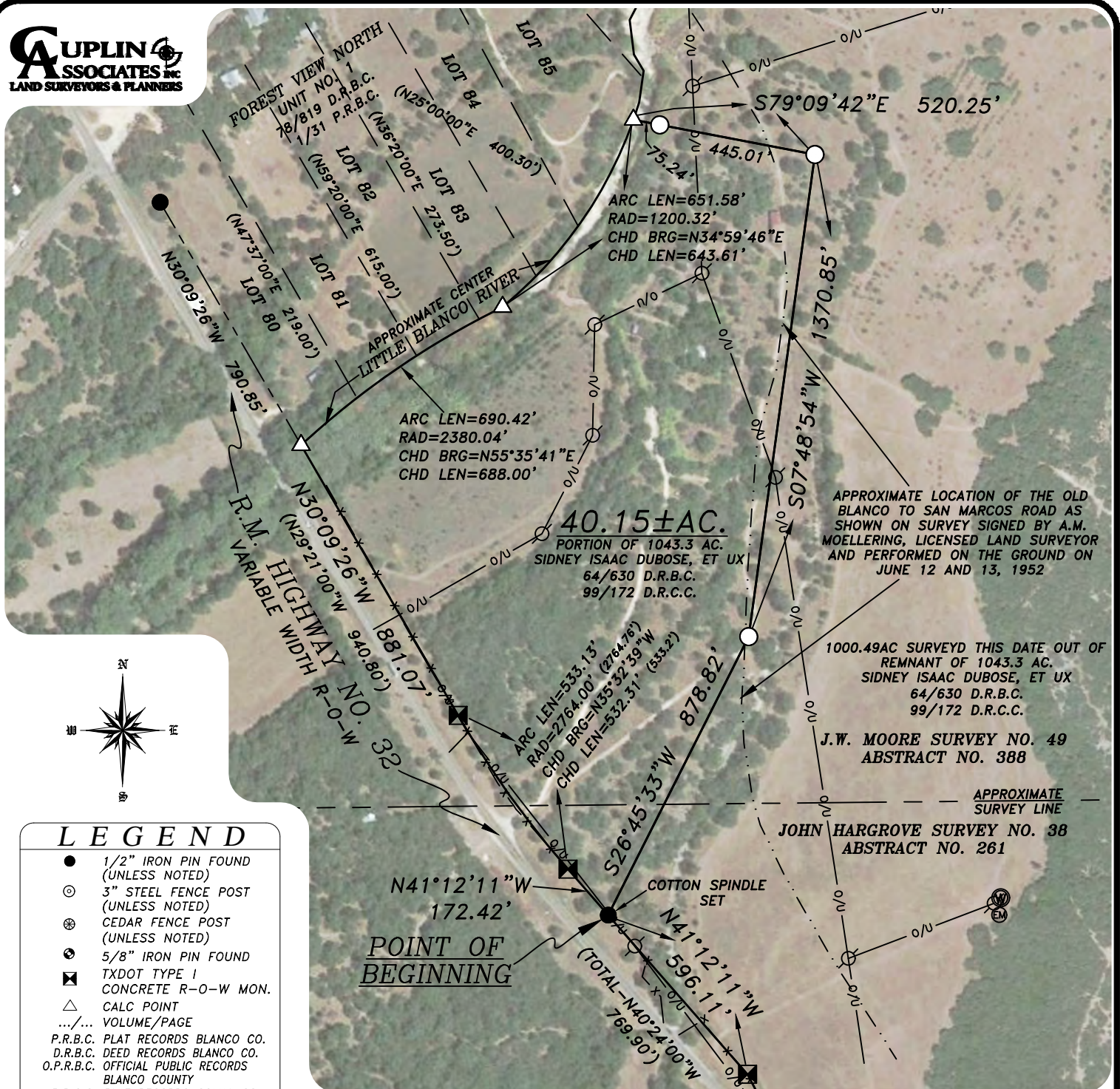


 Boundary









**LEGEND**

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ⊙ 3" STEEL FENCE POST (UNLESS NOTED)
- ⊗ CEDAR FENCE POST (UNLESS NOTED)
- ⊙ 5/8" IRON PIN FOUND
- ⊠ TXDOT TYPE I CONCRETE R-O-W MON.
- △ CALC POINT
- .../... VOLUME/PAGE
- P.R.B.C. PLAT RECORDS BLANCO CO.
- D.R.B.C. DEED RECORDS BLANCO CO.
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BLANCO COUNTY
- P.R.C.C. PLAT RECORDS COMAL CO.
- D.R.C.C. DEED RECORDS COMAL CO.
- O.P.R.C.C. OFFICIAL PUBLIC RECORDS COMAL COUNTY
- ( ) RECORD INFO/SUBJECT
- [ ] RECORD INFO/ADJOINER
- UTILITY POLE
- o/u- OVERHEAD UTILITY
- ⊙ WELL
- x- WIRE FENCE

**NOTES:**

- 1) PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN THE 100 YR FLOOD PLAIN, HOWEVER, SINCE NO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS EXIST FOR THAT AREA, THE LIMITATION IS UNDETERMINED.
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE. A COMBINATION SCALE FACTOR OF 1.000120040394162 WAS APPLIED.
- 3) AUGUST 2018 AERIAL IMAGE PROVIDED BY GOOGLE EARTH.
- 4) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
- 5) IMPROVEMENTS WERE NOT LOCATED AT REQUEST OF CLIENT.

**LAND TITLE SURVEY**

LOCAL ADDRESS: R.M. HIGHWAY NO. 32, BLANCO COUNTY, TEXAS.

LEGAL DESCRIPTION: BEING A 40.15 ACRE TRACT OF LAND OUT OF THE JOHN HARGROVE SURVEY NO. 38, ABSTRACT NO. 261 AND THE J.W. MOORE SURVEY NO. 49, ABSTRACT NO. 388 IN BLANCO COUNTY, TEXAS AND BEING OUT OF A CALLED 1043.3 ACRE TRACT DESCRIBED IN DOCUMENT TO SIDNEY ISAAC DUBOSE, ET UX, RECORDED IN VOLUME 99, PAGE 172 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS AND IN VOLUME 64, PAGE 630 OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS, SAID 40.15 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: CHICAGO TITLE OF TEXAS, LLC.  
G.F. NO.: SCT-53-4300172000265A-MB EFFECTIVE DATE: MARCH 19, 2020 ISSUED: MARCH 27, 2020

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:  
SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF BLANCO COUNTY, TEXAS

RESTRICTIVE COVENANTS: HEREBY DELETED

EASEMENT TO PEDERNALES ELECTRIC COOP., INC.: DOC. NO. 201206019871 O.P.R.C.C.  
[20FT WIDE BLANKET TYPE EASEMENT OVER EXISTING UTILITY LINES AS SHOWN HEREON]

I HEREBY CERTIFY EXCLUSIVELY TO CHICAGO TITLE OF TEXAS, LLC. AND PHOTO FUNDING, LLC, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2020, CUPLIN & ASSOCIATES, INC. ©.

*Kyle P. Cuplin*  
KYLE P. CUPLIN, R.P.L.S. N. 5938 DATED 4/20/2020



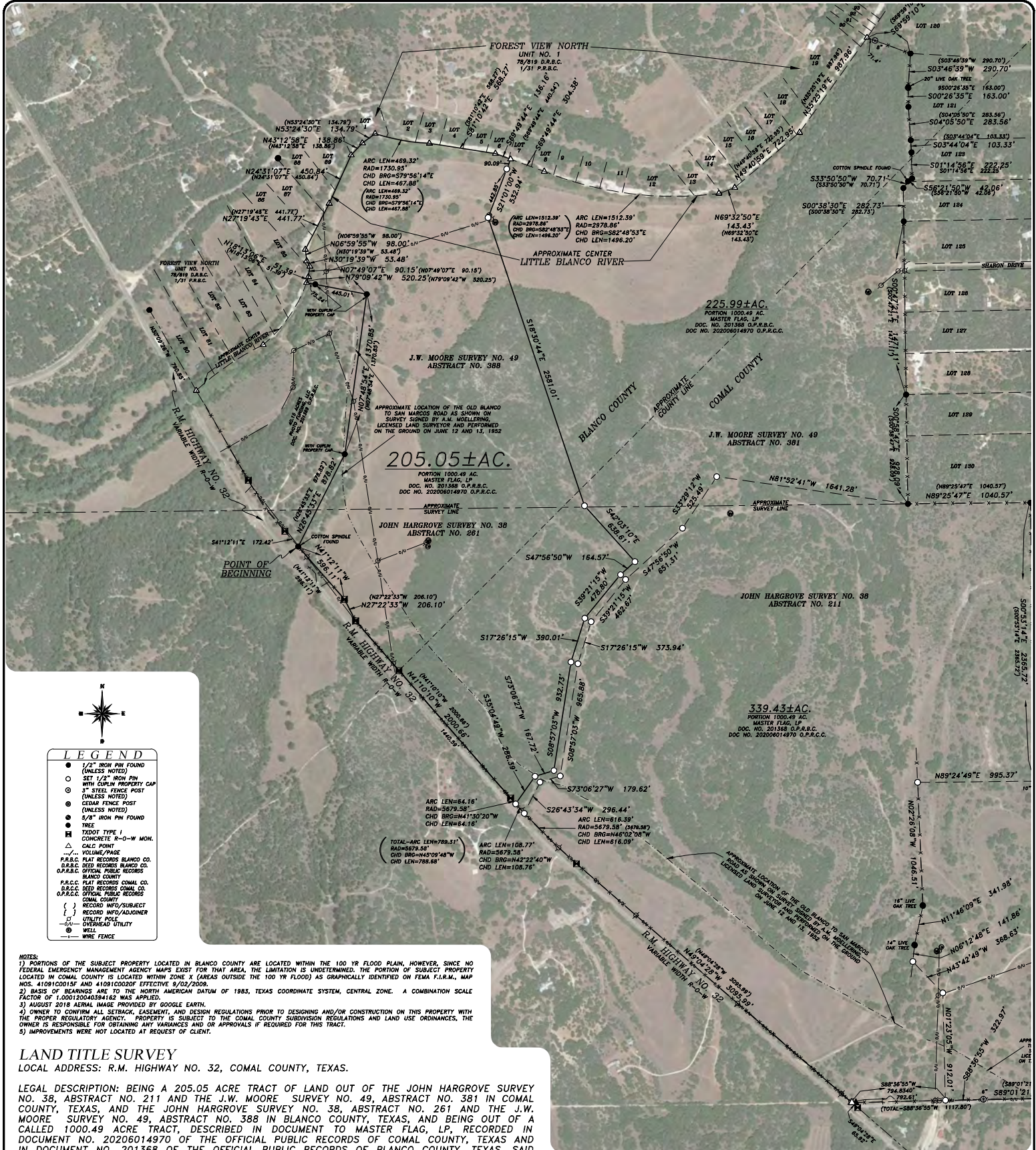
1 of 2 SHEET	PROJ NO. 20522
	PREPARED FOR: PHOTO FUNDING, LLC
	TECH: P.BERGMAN
	APPROVED: K.CUPLIN
	FIELDWORK PERFORMED ON: 3/31/20-4/13/20
COPYRIGHT:2020 PROFESSIONAL FIRM NO: 10126900	

1500 OLLIE LANE  
MARBLE FALLS, TX. 78654  
PH.325-388-3300/830-693-8815  
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 400'  
0 200 300

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	1	
DATE	NO.	DESCRIPTION
REVISIONS		





- LEGEND**
- 1/2" IRON PIN FOUND (UNLESS NOTED)
  - 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
  - ⊙ 3" STEEL FENCE POST (UNLESS NOTED)
  - ⊙ CEDAR FENCE POST (UNLESS NOTED)
  - 2" IRON PIN FOUND
  - TREE
  - △ TYPED TYPE I CONCRETE R-O-W MON.
  - △ CALC POINT
  - △ VOLUME/PAGE
  - △ P.R.C. PLAT RECORDS BLANCO CO.
  - △ D.R.C. DEED RECORDS BLANCO CO.
  - △ O.P.R.C. OFFICIAL PUBLIC RECORDS BLANCO COUNTY
  - △ P.R.C. PLAT RECORDS COMAL CO.
  - △ D.R.C. DEED RECORDS COMAL CO.
  - △ O.P.R.C. OFFICIAL PUBLIC RECORDS COMAL COUNTY
  - { } RECORD INFO/SUBJECT
  - { } RECORD INFO/ADJOINER
  - UTILITY POLE
  - OVERHEAD UTILITY
  - WIRE FENCE

**NOTES:**

1) PORTIONS OF THE SUBJECT PROPERTY LOCATED IN BLANCO COUNTY ARE LOCATED WITHIN THE 100 YR FLOOD PLAIN, HOWEVER, SINCE NO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS EXIST FOR THAT AREA, THE LIMITATION IS UNDETERMINED. THE PORTION OF SUBJECT PROPERTY LOCATED IN COMAL COUNTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NOS. 41091C0015F AND 41091C0020F EFFECTIVE 9/02/2009.

2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE. A COMBINATION SCALE FACTOR OF 1.000120040394162 WAS APPLIED.

3) AUGUST 2018 AERIAL IMAGE PROVIDED BY GOOGLE EARTH.

4) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY. PROPERTY IS SUBJECT TO THE COMAL COUNTY SUBDIVISION REGULATIONS AND LAND USE ORDINANCES. THE OWNER IS RESPONSIBLE FOR OBTAINING ANY VARIANCES AND/OR APPROVALS IF REQUIRED FOR THIS TRACT.

5) IMPROVEMENTS WERE NOT LOCATED AT REQUEST OF CLIENT.

### LAND TITLE SURVEY

LOCAL ADDRESS: R.M. HIGHWAY NO. 32, COMAL COUNTY, TEXAS.

LEGAL DESCRIPTION: BEING A 205.05 ACRE TRACT OF LAND OUT OF THE JOHN HARGROVE SURVEY NO. 38, ABSTRACT NO. 211 AND THE J.W. MOORE SURVEY NO. 49, ABSTRACT NO. 381 IN COMAL COUNTY, TEXAS, AND THE JOHN HARGROVE SURVEY NO. 38, ABSTRACT NO. 261 AND THE J.W. MOORE SURVEY NO. 49, ABSTRACT NO. 388 IN BLANCO COUNTY, TEXAS, AND BEING OUT OF A CALLED 1000.49 ACRE TRACT, DESCRIBED IN DOCUMENT TO MASTER FLAG, LP, RECORDED IN DOCUMENT NO. 20206014970 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS AND IN DOCUMENT NO. 201368 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, SAID 205.05 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY:  
INDEPENDENCE TITLE G.F. NO.: 2028590-COM  
EFFECTIVE DATE: MAY 20, 2020 ISSUED: JUNE 9, 2020

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:  
SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF COMAL COUNTY, TEXAS

RESTRICTIVE COVENANTS: HEREBY DELETED

EASEMENT TO PEDERNALES ELECTRIC COOP., INC.: DOC. NO. 201206019871 O.P.R.C.C. [20FT WIDE BLANKET TYPE EASEMENT OVER EXISTING UTILITY LINES AS SHOWN HEREON]



PROJ. NO. 20522	PREPARED FOR: SIX WHEELER INVESTMENTS, L.L.C.
TECH: P. BERGMAN	APPROVED: K. CUPLIN
FIELDMETHOD PERFORMED ON: 6/06/20-6/17/20	COPYRIGHT: 2020
PROFESSIONAL FIRM NO: 10126900	

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WWW.CUPLINASSOCIATES.COM

SCALE 1" = 500'  
0 250 500

DATE	NO.	DESCRIPTION
	2	
	1	

1 OF 3  
SHEET

I HEREBY CERTIFY EXCLUSIVELY TO INDEPENDENCE TITLE AND THE LAND INVESTMENTS, LLC, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2020, CUPLIN & ASSOCIATES, INC. ©.

Kyle P. Cuplin, R.P.L.S. No. 5938 DATED 6/24/2020





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Land & Ranch Realty, LLC

Lem Lewis, Broker

Connie Chick, Agent

830-232-5499

[www.LandAndRanchRealty.com](http://www.LandAndRanchRealty.com)







