

~W~ Ranch Comal County

City: Fischer

Acres: 900 +/-

The Whirling ~W~ Ranch is a beautiful, old school Texas ranch, it takes you back in time, and has some of the finest vistas anywhere, with lots of character, old ranch structures, pens, barns, wood fencing and many of the German stacked rock walls. Stunning panoramic views reach out for miles, including several areas with views of Canyon Lake! Mature trees and native grass cover the vast landscape, creating a nice sanctuary and good wildlife habitat. Texas live oak, elm, redbud, and Texas Persimmon just to name a few are on the ranch. Wildlife such as whitetail deer, turkey, dove and last Spring several nice coveys of quail were spotted. A historic 1860s era home and 1850's "Dogtrot" nearby have a lot of potential, the setting near Carpers Creek is surrounded by mature live oaks, with the stacked rock walls for the "home" compound evident nearby and also in many places on the ranch.

Ranch Improvements: There is a **3** bedroom/ 2-bathroom 1929 era classic stone and stucco ranch home nestled between large oak trees. Several areas of the ranch contain old livestock pens and a nice metal barns with water and electric as well. There are good ranch roads and exterior fences are fair in most but not great in several areas, this is a very untouched ranch for the area in 2022.

One working water well, and two other wells including one with windmill near the log home, and electricity is located at various areas in or around the perimeter of the ranch. Water well reports from owner are available, a 1982 well showing 20 GPM, the 1997 well showing 25 GPM, it was a solar powered well with large storage tank, but is not in use at this time, electric service is close by, the tank is in good condition.

Water: Seasonal Carpers Creek basically meanders runs through the middle of the ranch, a small spring seeps into a pond near the old main gates near FM 32, cool little area with reeds, could be an interesting amenity.

Utilities: Pedernales Electric Cooperative, Phone Company - GVTC

Wildlife: An Abundance of native wildlife such as whitetail deer, turkey, and fox, roam the entire ranch. There are also many different types of birds around the ranch. There has been limited to no hunting, other than management of the deer and feral hog populations.

The ranch feeds with spin cast feeders in several locations, year round. Good native whitetail bucks, turkey, dove and some quail are seen and we feed the roads regularly

Access: The ranch can be accessed in a number of locations, the primary entrances are off FM 32, with three locations, the east and west ends of the ranch adjoin paved county roads or cul-de-sacs, and of special note the ranch is currently permitting and platting these locations with Comal County for future access if ever needed.

Elevation: The ranch has great views from the edges, and a view can be situated to look outside or inside the ranch valley.

Vegetation: The ranch is predominately inhabited by large mature live oak trees, elm trees, redbud, Texas persimmon, Agarita, as well as a little cedar.

Minerals: seller owns some, some were reserved by the seller when the ranch was purchased by the current ownership in 1982. Mineral title opinion will be at buyer expense if desired. ranch Title has been updated to mid 2021, and a new perimeter survey will be done by seller.

1-D-1 Open Space Valuation is in place under Wildlife Exemption.

Location: Approximately 10 miles southeast of Blanco, being a couple miles east of FM 473 and The Little Blanco River Crossing FM 32 and the main auto gate is about 1 mile west of Fischer. and 15-20 minutes to Wimberley via Fischer Store Road. Approximately 40 miles west of Austin.

All properties are shown by appointment only. Buyers Brokers must be identified on first contact and must accompany their registered client on first showing to participate in compensation.