

The Whirling~W~Ranch is a majestic, old-school Texas ranch. Your visit there will take you back in time. The ranch has some of the finest vistas found anywhere in Central Texas. Stunning panoramic views stretch for miles, and several areas include views of Canyon Lake. The ranch is rich with character: there are old ranch structures, pens, barns, wood fencing and multiple old-style German stacked rock walls. Mature trees and native grasses cover the vast landscape, creating a wealth of sanctuary and habitat for the abundant wildlife. Native Texas live oak, elm, redbud and persimmon are just a few examples of the lush vegetation found on the ranch. Wildlife including whitetail deer, turkey, and dove abound, and in spring, several nice coveys of quail have been spotted. A historic 1860s-era home and 1850s "dogtrot" have great potential: the setting near Carpers Creek is surrounded by mature live oaks with stacked rock walls for the "home" compound nearby, as well as in many places on the ranch.

Ranch improvements include a three bedroom/two bathroom 1929-era classic stone and stucco ranch home that is nestled between large oak trees. Several areas of the ranch have old livestock pens and nice metal barns equipped with both water and electric. There are good ranch roads. In most areas, exterior fences are fair; in several locations the fencing will require work. This ranch is a virtually untouched property for the area in 2022.

One working water well, two additional wells including one with a windmill near the log home, and electricity are located at various areas in or around the perimeter of the ranch. Water well reports from the owners are available. A 1982 well shows 20 GPM; a 1999 well report indicates 25 GPM well- this was solar-powered well with a large storage tank, not in use at this time. Electric service is close by, and the tank on the newer well is in good condition, and appears to be about 5,000 gallons. The well was solar powered but the solar is not in working order, PEC electric is very close to the well now.

Water: seasonal Carpers Creek meanders through the middle of the ranch. A small spring that seeps into a pond near the old main gates near FM 32 features a charming little area with reeds - it could become an interesting amenity.

Utilities: Pedernales Electric Cooperative; phone company is GVTC.

Wildlife: An abundance of native wildlife such a whitetail deer, turkey, and fox roam the entire ranch, along with many species of birds. 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 frequently seen, we feed the roads regularly.

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

Elevation: the ranch has extraordinary views from its 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, Black Walnut, 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 would be at buyer expense if one is desired. Ranch title has been updated to mid-2022 and a new perimeter survey will be completed and paid 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 Ricer Crossing. FM 32 and the main auto-gate is about 1 miles west of Fischer and 15-20 minutes to Wimberley via Fischer Store Road. Approximately 40 miles to Austin.

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