

## **Whirling -W- Ranch @ Fischer Store**

Acres: 850.51 ac +\*46 ac neighbor on north fence available

Fischer, TX Comal County

This is a beautiful Texas ranch, with some of the finest vistas anywhere, and lots of character, with 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 oak trees and native grass cover the vast landscape, creating a nice sanctuary and good wildlife habitat. Wildlife such as whitetail deer, turkey, dove and luckily, a rare occurrence these days, several coveys of quail are seen regularly. A 1860s era 2 story log home and a 1850's log "Dogtrot" nearby have a lot of potential, the setting near Carpers Creek is surrounded by mature live oaks, with the stacked rock walls evident nearby and 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, the home is in good condition. The ranch contains old livestock pens and a nice metal barn with water and electricity. There are good ranch roads, the exterior fences are not good, but this is a very untouched ranch. 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. Estimates to upgrade from solar are available from a well known water well company.

Water: Seasonal Carpers Creek basically meanders runs through the middle of the ranch, eventually emptying into the Blanco River.

Utilities: Pedernales Electric Cooperative, Phone Company - GVTC

Wildlife: An abundance of native wildlife such as quality native whitetail deer, turkey, and fox, roam the entire ranch. There are also many different types of

birds around the ranch. There has been limited hunting, other than management of the deer and feral hog populations. The ranch feeds with spin cast feeders and protein blocks in several locations, on a year round basis. Game camera photos used for counts and quality assessment of the deer herd are available.

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.

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

Vegetation: The ranch is predominately inhabited by large mature live oak trees, elm trees, redbud, Texas persimmon, Agarita, Arizona walnut as well as generally small and scattered cedar.

Minerals: seller owns some, some were previously reserved when the ranch was purchased by the current family in 1982. Mineral title opinion will be at buyer expense if desired. Ranch Title has been updated and a new perimeter survey was completed in November 2022

Ag valuation - 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. Being about 15-20 minutes to Wimberley via Fischer Store Road and also via FM 32 through the Devils backbone area. The ranch is approximately 40 miles west of Austin and 20 minutes to San Marcos.

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

Some data available regarding platting estimates from survey/engineering/hydrologists consultants retained by the ranch.

Preference of the ownership is to sell as one parcel.

