

~W~Ranch

The ranch, originally settled in the 1850's by Christoph & Elizabeth Spangenberg, large scale ranchers in the area and a founding family of New Braunfels.

This is virtually untouched land filled with history, easy to see when on the property. You will also find some of the best views anywhere in Central Texas, stretching for miles. Mature trees and outstanding native grasses cover the landscape, creating a wealth of sanctuary and habitat for the abundant wildlife.

A 1860s-era log home and 1850s dogtrot have great potential: the setting adjacent to Carpers Creek is surrounded by big oaks, and a short distance you will see stacked rock walls along the seep springs.

Other ranch improvements include a three bedroom-two bath 1920s-era classic stone and stucco ranch home that is nestled between large oaks. There is a nice metal barn equipped with both water and electric, near the headquarters. Good ranch roads naturally follow the contour and site, with no apparent big dozer cuts, this is pristine and natural. This ranch is a gem with huge upside potential, located in one of the fastest growing areas in the US, between Blanco, Wimberley and San Marcos.

Surface Water: seasonal Carpers Creek meanders through the middle of the ranch with several surface ponds as well.

Utilities: Pedernales Electric Cooperative; phone company is GVTC. Water wells at the home and windmill at the log home.

There has been no hunting for many years, other than management of the deer and feral hog.

The ranch can be accessed in a number of locations, the primary entrances being off FM 32 with three other locations, a big benefit if development is planned.

Ranch title has been updated and a new perimeter survey has been completed.

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 west of Austin. Property shown by appointment only. Buyer's broker, must be identified on the first contact.