

# THUNDER CREEK RANCH

396± Acres | Kendall County



SIMPSON RANCHES  
&  
LAND, LLC

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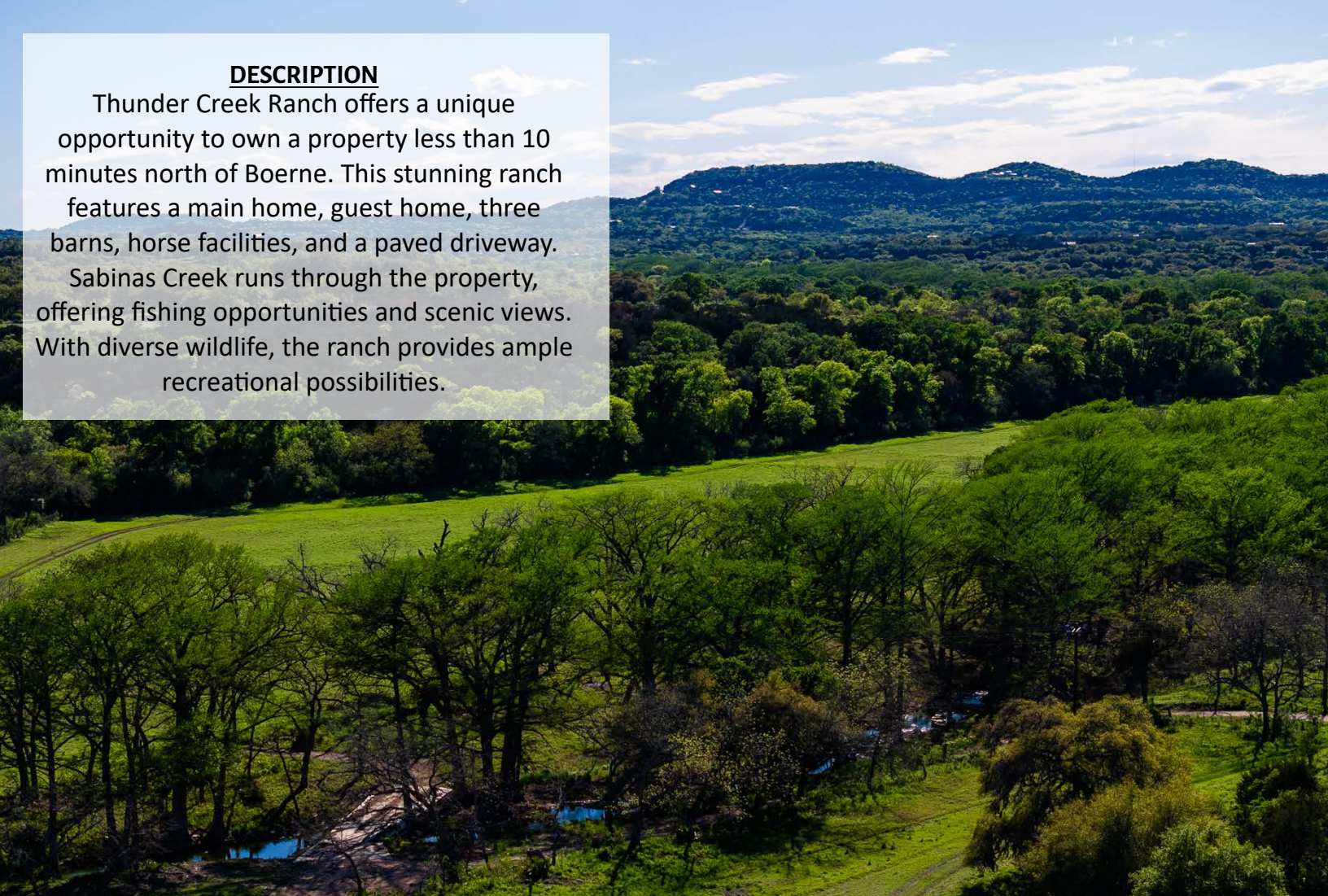
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## **DESCRIPTION**

Thunder Creek Ranch offers a unique opportunity to own a property less than 10 minutes north of Boerne. This stunning ranch features a main home, guest home, three barns, horse facilities, and a paved driveway.

Sabinas Creek runs through the property, offering fishing opportunities and scenic views. With diverse wildlife, the ranch provides ample recreational possibilities.



## **LOCATION**

Situated just 8 miles from downtown Boerne, the ranch offers easy access to urban conveniences while providing a peaceful retreat in the Texas Hill Country. San Antonio International Airport is a mere 40 miles away, with the charming towns of Fredericksburg and Kerrville within 35 and 39 miles, respectively.

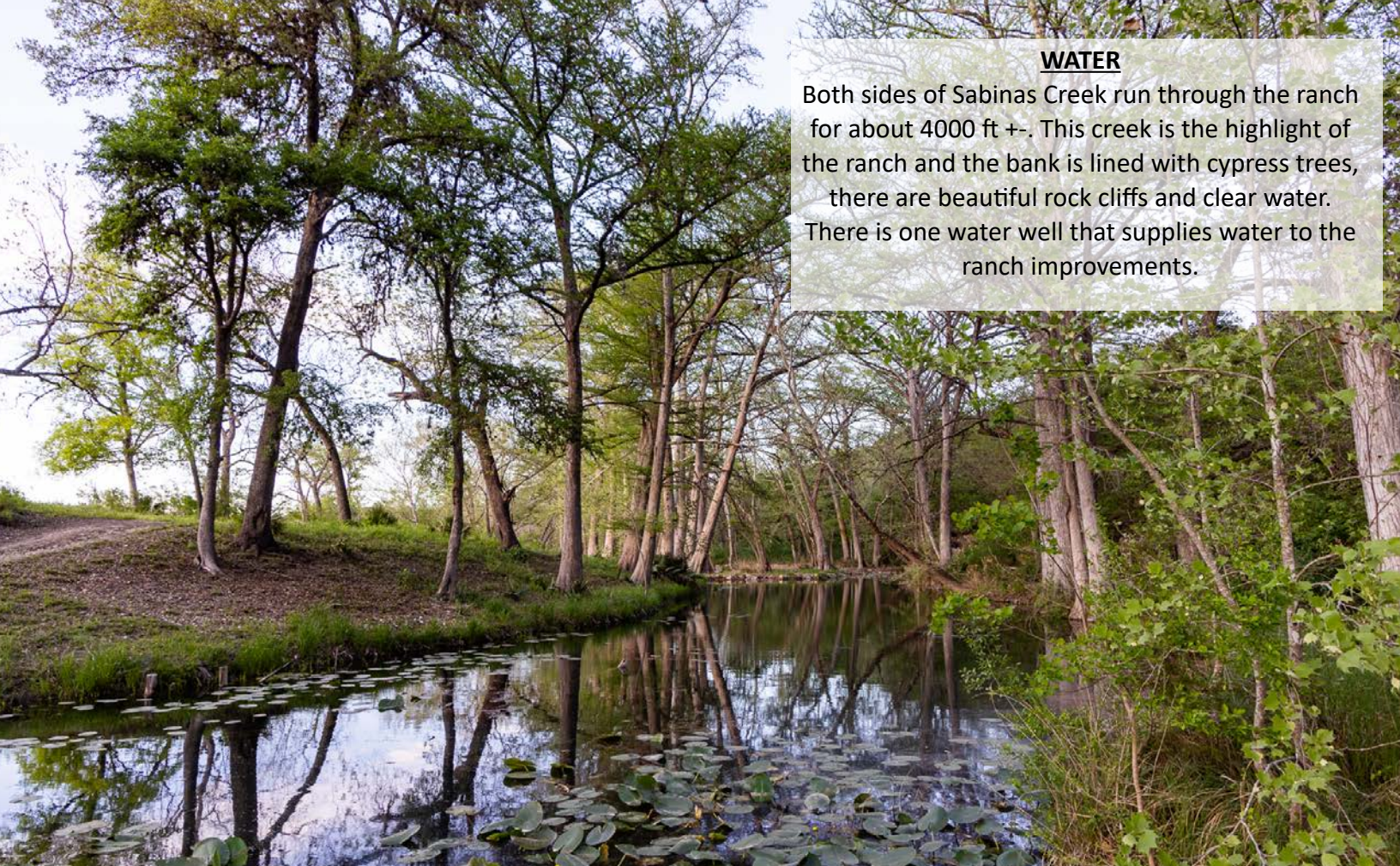


### **IMPROVEMENTS**

The ranch features a main home spanning 4, 234 +/- square feet with 4 bedrooms, 4 bathrooms, an open-concept kitchen and dining area, a spacious living room with a fireplace, and outdoor covered patio.

Additionally, there's a newly remodeled guest home that is around 1,544 square feet with 3 bedrooms and 2 bathrooms. There also is a single wide mobile home on the property. There are three barns, including a horse barn equipped with 4 stalls and a horse walker, along with two horse paddocks featuring covered shelters. Room for expansion allows for an additional 4 stalls if desired.





### **WATER**

Both sides of Sabinas Creek run through the ranch for about 4000 ft +/- . This creek is the highlight of the ranch and the bank is lined with cypress trees, there are beautiful rock cliffs and clear water. There is one water well that supplies water to the ranch improvements.



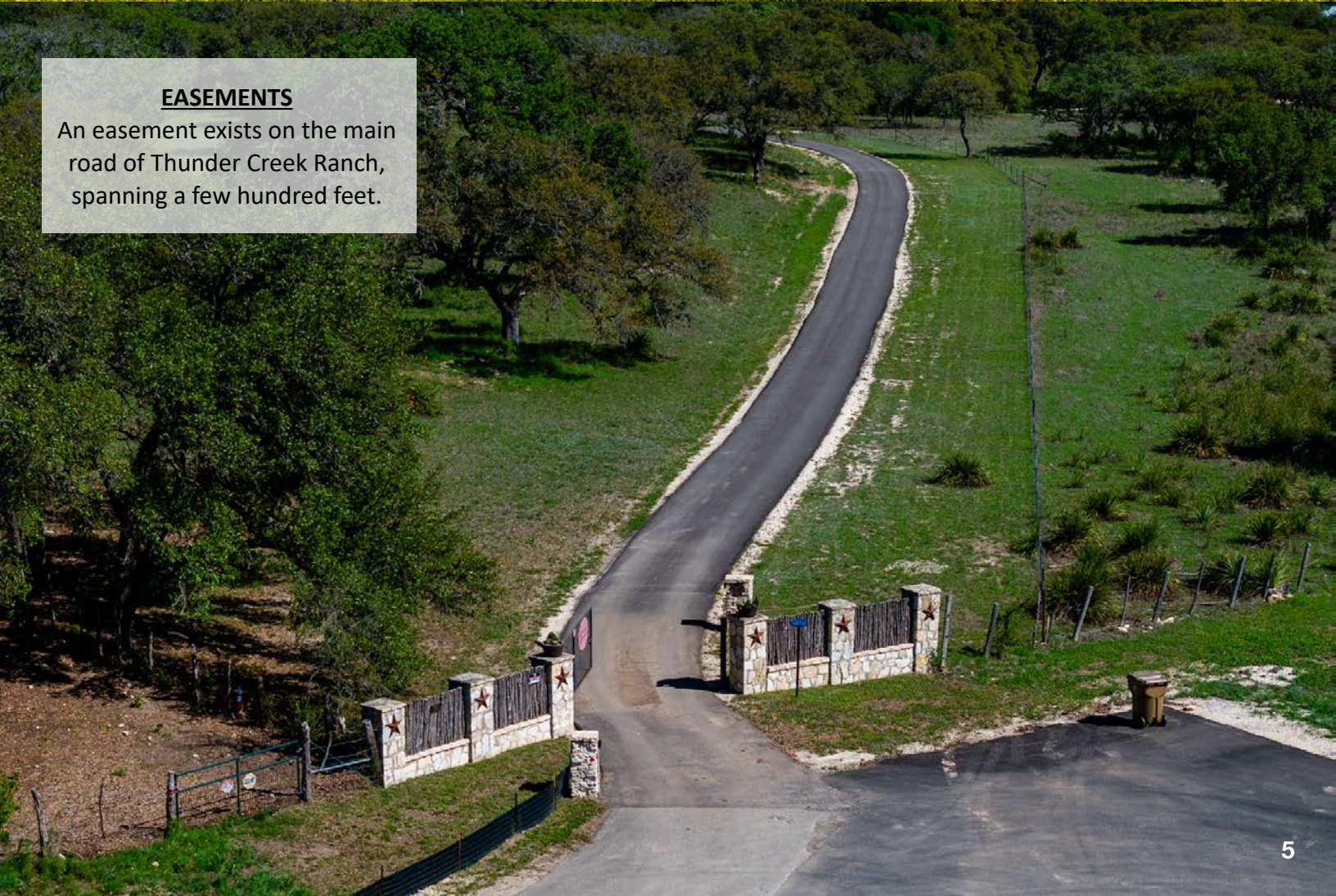
### **TERRAIN/HABITAT**

This Ranch has diverse landscapes, ranging from elevated peaks of 1400 +/- feet to creekside sanctuaries at 1260 +/- feet. Lush open fields with live oak trees provide space for hay production and grazing, while canyons, towering cliffs, and hidden caves are along the water's edge. Explore the midden mound, a testament to centuries of human and natural history



**WILDLIFE**


Abundant wildlife includes whitetail deer, axis, turkey, dove, bobwhite quail, and various native bird species. Sabinas Creek contains extensive aquatic life including bass and perch, providing endless outdoor recreation opportunities.



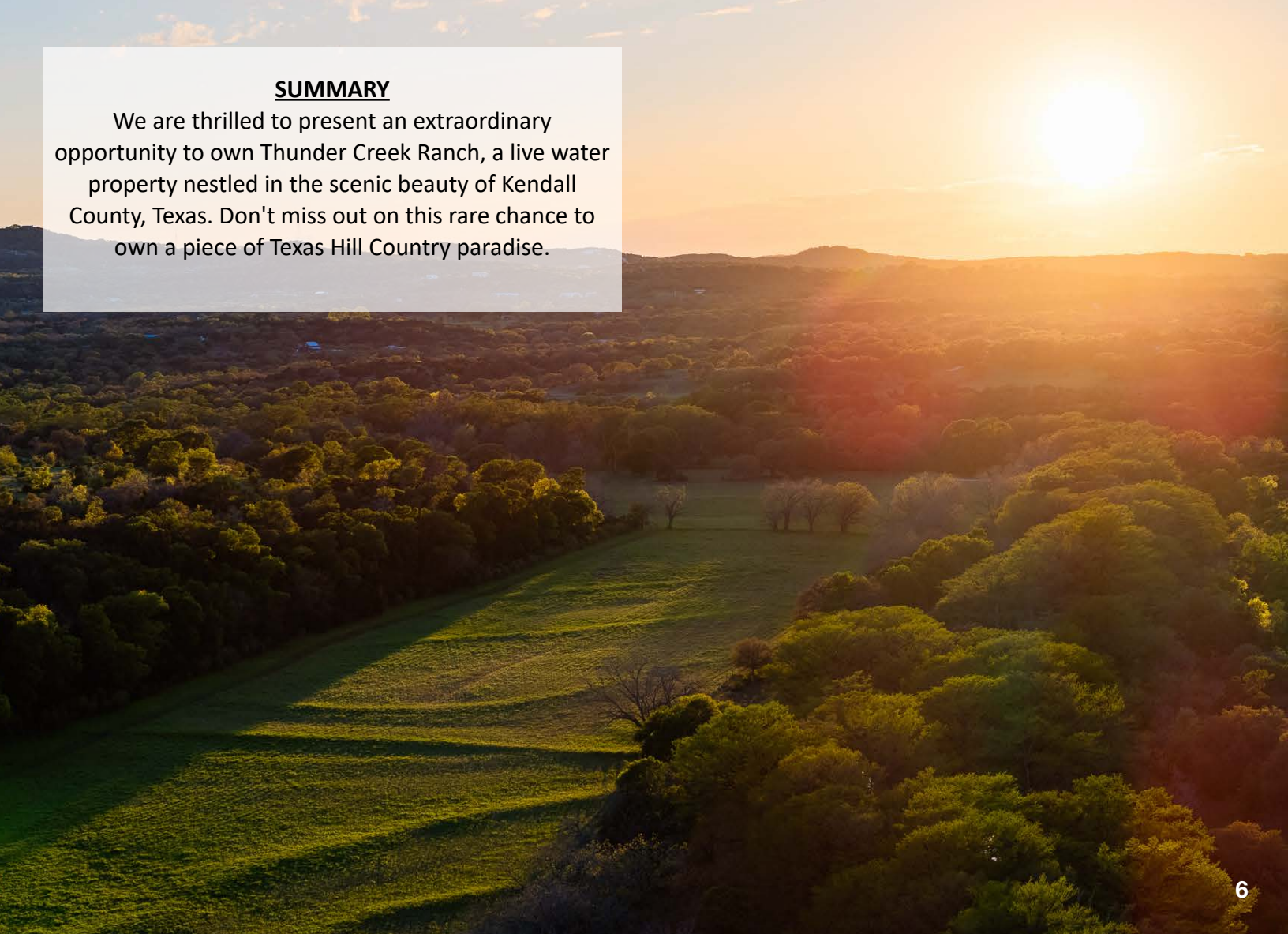
**EASEMENTS**

An easement exists on the main road of Thunder Creek Ranch, spanning a few hundred feet.



 **MINERALS**  
The seller of Thunder Creek Ranch is willing to convey all owned minerals, if any

**SUMMARY**  
We are thrilled to present an extraordinary opportunity to own Thunder Creek Ranch, a live water property nestled in the scenic beauty of Kendall County, Texas. Don't miss out on this rare chance to own a piece of Texas Hill Country paradise.

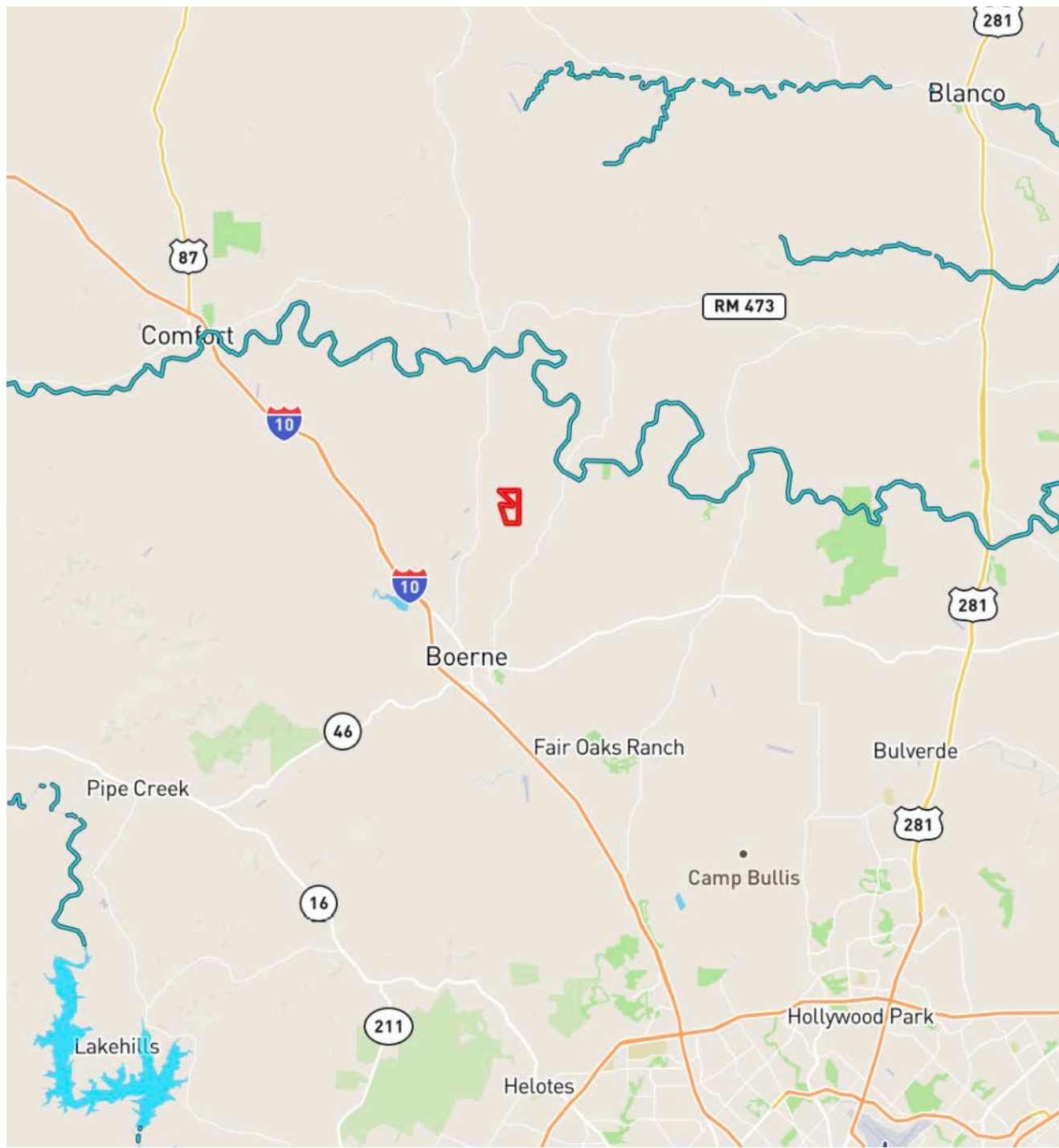


## DISCLAIMERS

Real Estate buyers are hereby notified that real properties and its rights and amenities in the State of Texas are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate should investigate any concerns regarding a specific real property to their satisfaction.

Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Simpson Ranches & Land, LLC, Broker.

Simpson Ranches & Land, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Simpson Ranches & Land, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Simpson Ranches & Land, LLC's sole and absolute discretion.



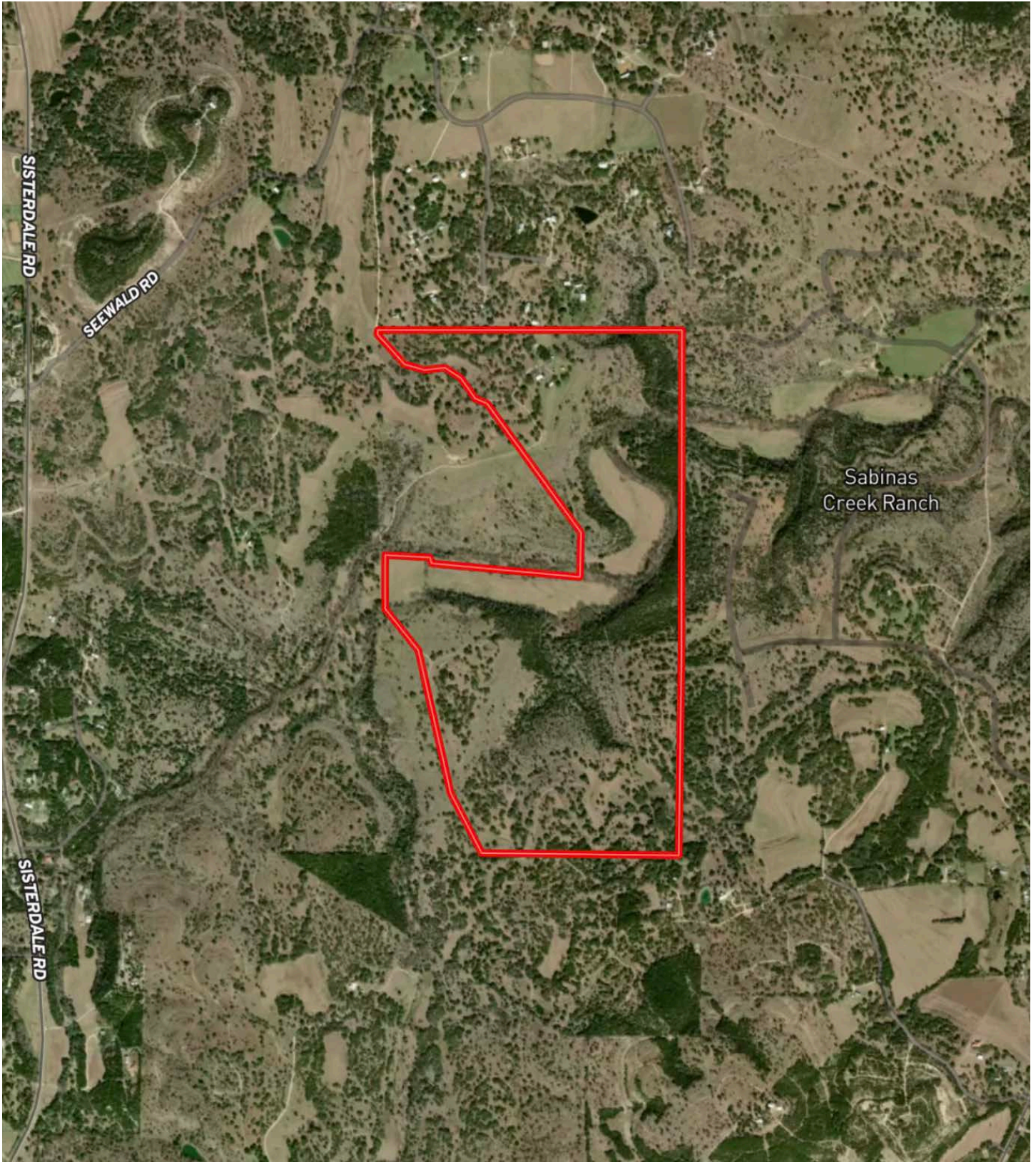
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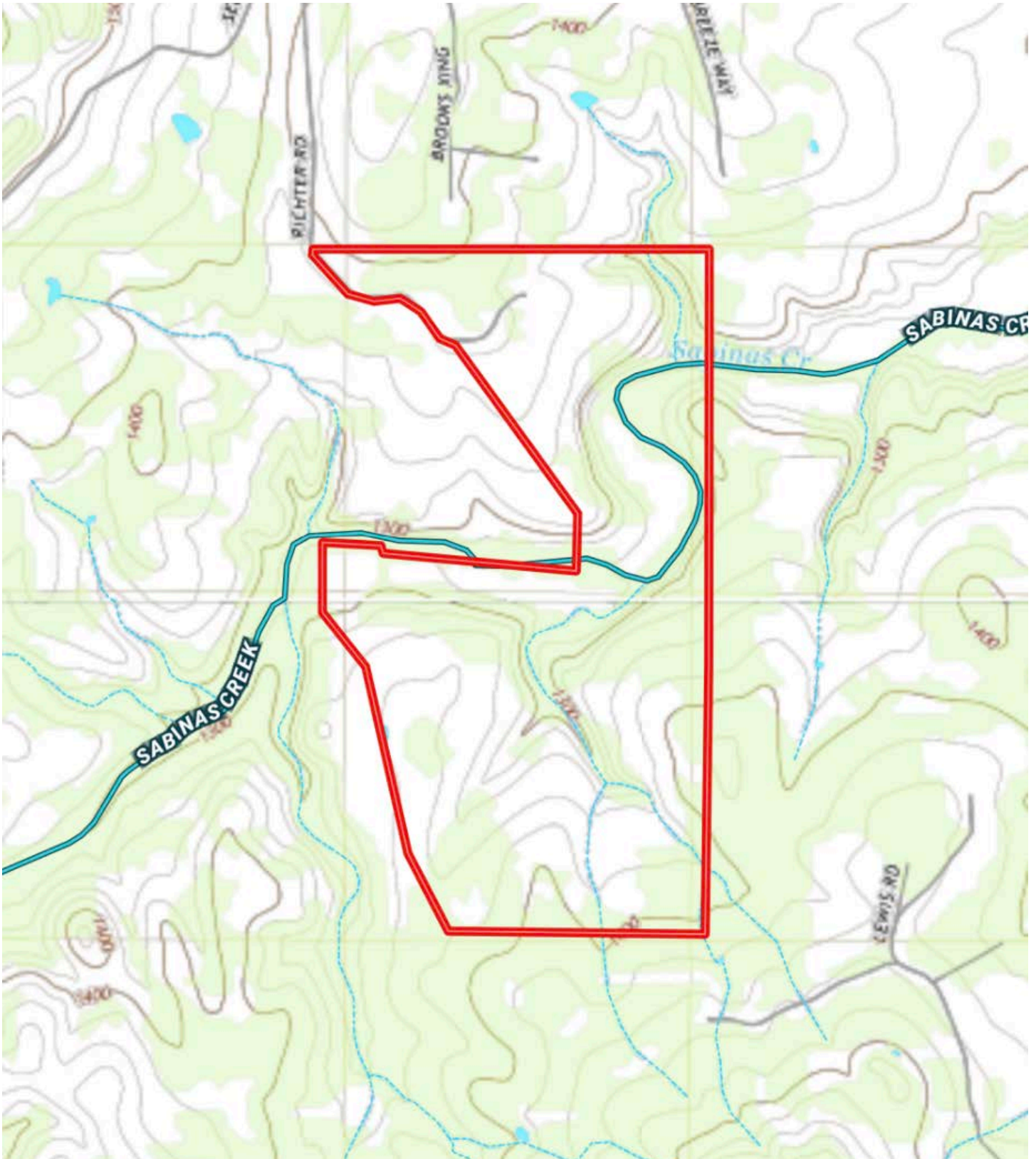


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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

# THUNDER CREEK RANCH NOTES

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