

# KERRVILLE RANCH ESTATES

Country living within the city limits of Kerrville, beautiful panoramic views, and abundant wildlife. They call it living the dream!

## **Location:**

Kerrville Ranch Estates is located on Medina Highway adjoining Riverhill Country Club in the City of Kerrville. Riverhill boasts an 18 hole Byron Nelson designed golf course. The Kerrville-Schreiner Park is made up of approximately 474 acres and adjoins the property on the East side. A membership in Riverhill Country Club is being offered to each buyer in Kerrville Ranch Estates.

Tract sizes range from 10 to 18 acres. If you are looking to build your dream home in the country with easy access to town, you will enjoy what Kerrville Ranch Estates has to offer. You are bound to find just what you're looking for in Kerrville.

## **Water/Utilities:**

Water is supplied by the City of Kerrville. Electricity is available through Central Texas Electric Co-op. Each tract has access to paved road frontage "Medina Hwy 16". Your land is ready to use and build on with all utilities available on prime road frontage. Property is unrestricted.

## **Wildlife and Land:**

Kerrville Ranch Estates offers luxurious panoramic view build sites that sit at roughly 2000 feet encompassing all of the beautiful Kerrville. Arguably the highest point within the City Limits of Kerrville. In addition to the expansive views there is adequate cover for wildlife and mature oak trees throughout the property. Bottom lands offer a clay loam soil which are suitable for excellent pasture, range and wildlife habitat. Home to both native and exotic wildlife. Whitetail deer and Turkey are abundant. There is a herd of Blackbuck Antelope that can commonly be seen as well as Axis deer.

## Owner Financing:

Tracts are available for sale under the following owner financing terms:

Lot #	Acres	Price	Down Payment	Monthly Payment
1	13.94	\$250,920.00	\$25,092.00	\$1,804.47
2	18.56	\$334,080.00	\$33,408.00	\$2,206.22
3	10.31	\$185,580.00	\$18,558.00	\$1,225.55
4	10.14	\$182,520.00	\$18,252.00	\$1,205.34
5	11.02	\$198,360.00	\$19,836.00	\$1,309.95
6	10.44	\$187,920.00	\$18,792.00	\$1,240.98
7	10.27	\$184,860.00	\$18,486.00	\$1,220.79
8	10.04	\$180,720.00	\$18,072.00	\$1,193.45
9	10.05	\$180,900.00	\$18,090.00	\$1,194.64
10	10.18	\$183,240.00	\$18,324.00	\$1,210.10
11	12.98	\$233,640.00	\$23,364.00	\$1,542.93
12	10.39	\$187,020.00	\$18,702.00	\$1,235.06
13	10.81	\$194,580.00	\$19,458.00	\$1,284.98
14	11.06	\$199,080.00	\$19,908.00	\$1,314.70
15	12.91	\$232,380.00	\$23,238.00	\$1,534.61
16	11.24	\$202,320.00	\$20,232.00	\$1,336.10
17	10.08	\$181,440.00	\$18,144.00	\$1,198.21
18	10.31	\$185,580.00	\$18,558.00	\$1,225.55
19	10.37	\$186,660.00	\$18,666.00	\$1,232.68
20	10.59	\$190,620.00	\$19,062.00	\$1,258.83

The information contained herein has been assembled in a diligent manner and is thought to be reliable, but is not warranted by Broker or Seller, express or implied. Property is subject to change, prior sale, errors and/or omissions and withdrawal from market.

SHOWN BY APPOINTMENT ONLY – DO NOT TRESPASS

Buyer's broker(s) must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation.



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