



Failed Springs Ranch - 475+/- Acres
135 Seven Sisters Dr
Boerne TX

Failed Springs Ranch

Sisterdale, TX

AT A GLANCE...

- 475+/- Acres located in Kendall County between Sisterdale TX and Kendalia TX.
- 3 Acre Spring Fed Lake stocked with bass and catfish.
- Perimeter high fencing with interior cross fencing for two separate pastures and soft release pen.
- Great Recreational property for hunting, fishing, shooting and hiking.
- Great Location being 10 min to Sisterdale & Kendalia, 20 min to Boerne & Comfort, 30 min to Fredericksburg & 290 Wine country and 45 minutes to the North side of San Antonio.
- Property is mostly cleared of cedar with plenty of Spanish & Live Oaks scattered throughout the ranch.
- Incredible views from the top of Ammann Mountain as well as the lower elevations of the property offering multiple build sites.
- New Water well and electricity in place on the East side of the property.
- Good interior roads throughout the ranch and paved county road frontage and state highway frontage in 3 locations.

Description:

Failed Springs Ranch is 475+/- Acres of prime Texas Hill Country with a 3 acre spring fed lake and mountain top views. The spring fed lake is at the heart of this ranch with crystal clear water and stocked with bass and catfish. Towering Amman Mountain is located at the North end of the ranch offering some of the most spectacular 360 degree views in the Hill Country. With elevations of 1860ft and skirting the Southern edge of the great divide country you will enjoy unobstructed Southern views as far as you can see.

The lake is formed at the convergence of two major draws with tremendous water shed and live springs creating a picturesque setting. Enjoy fishing from the dock or swimming in the cool waters with friends and family. The ranch boasts long range targets for rifles, a skeet shooting deck as well as a pistol range for plenty of fun.

There are numerous build sites and a diverse terrain with over 300ft of elevation change across the ranch. Completely perimeter high fenced with interior cross fencing and a soft release pen between them offering a 200 acre North pasture and a 275 acre South pasture. There are 4 tower blinds with feeders, several water troughs and the ranch is currently stocked with Elk, Fallow, Axis and whitetail. This ranch is truly a sportsman's paradise offering a blank slate to make it your weekend getaway, personal residence or hunting operation.

Call to schedule an appointment today.

Improvements: Water well and well house, Perimeter high fence, interior high fence, soft release pen, multiple troughs, four tower blinds with feeders and electricity in multiple locations.

Location:

135 Seven Sisters Dr. Boerne TX 78006

Centrally located just 10 minutes from Sisterdale and Kendalia, 20 Minutes to Boerne and Comfort, 30 minutes to Fredericksburg and the HWY 290 wine corridor, 45 minutes to San Antonio.

Land:

Gently rolling to dramatic topography with over 300ft of elevation change across the property. Views from any elevation on the property, mixture of Spanish Oak, Live Oak Post Oak and other hardwoods. Mostly cleared of Cedar with a mixture of soil type ranging from rolling grazing native pastureland to rugged vertical terrain with steep draws and canyons.

Water:

Beautiful spring fed 3 acre lake in the southern pasture of the ranch. Wet weather Jacobs Creek runs in the north pasture creating limited potential for water improvement or impoundment. New Water well with troughs.

Access:

Paved County Road Frontage via two entrances along Seven Sisters Rd and one entrance on FM 473.

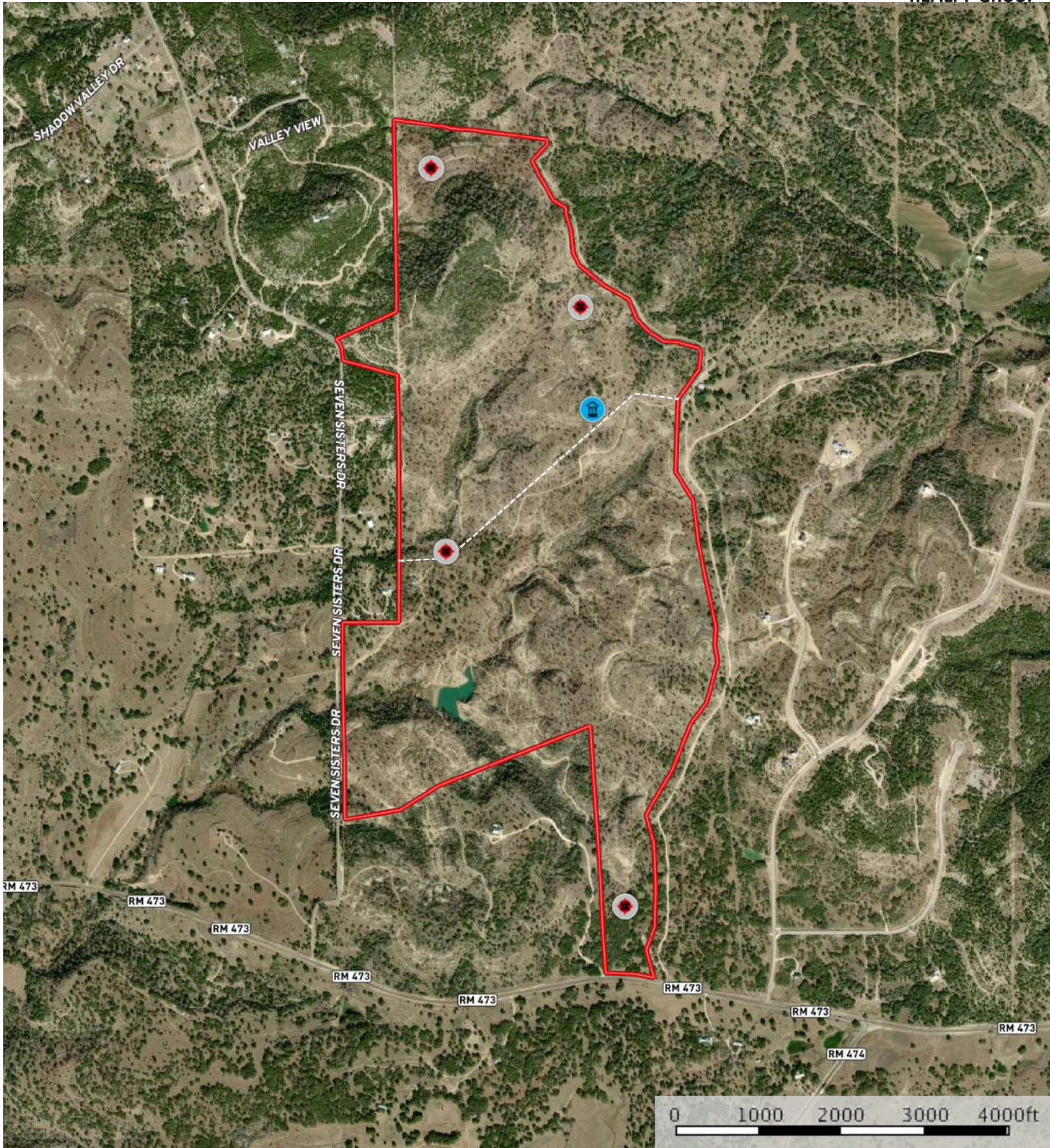


DEDICATED. PASSIONATE. DRIVEN.

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Blind

Well

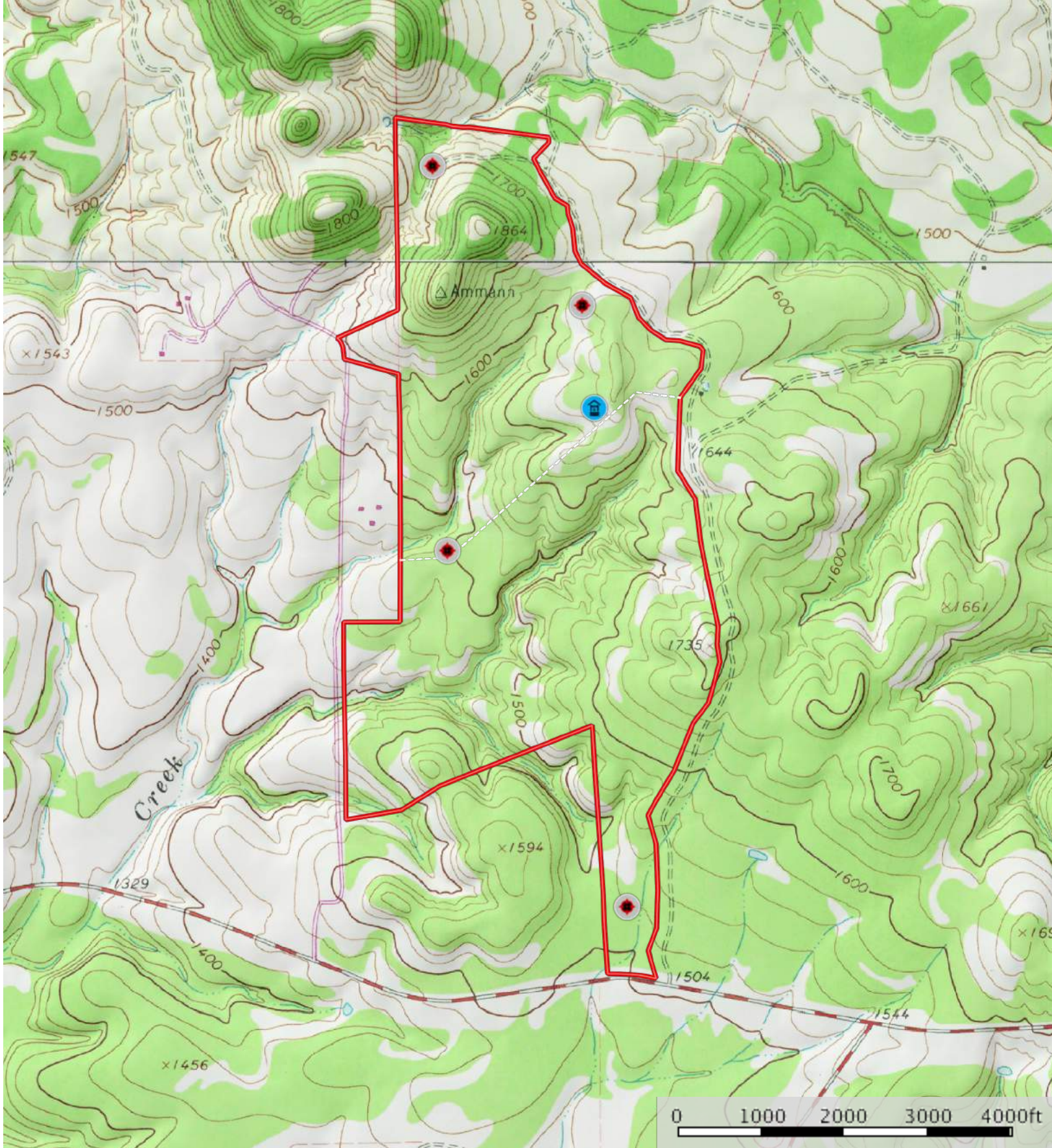
Fence

Boundary



Blind Well Fence Boundary





Blind Well Fence Boundary

STATE OF TEXAS WELL REPORT for Tracking #469927

Owner:	Leeder Properties	Owner Well #:	8036
Address:	2778 Turkey Knob Boerne, TX 78006	Grid #:	68-03-3
Well Location:	167 Seven Sisters Boerne, TX 78006	Latitude:	29° 59' 45.6" N
Well County:	Kendall	Longitude:	098° 38' 40.8" W
		Elevation:	1647 ft. above sea level
Type of Work:	New Well	Proposed Use:	Domestic

Drilling Start Date: **1/8/2018**

Drilling End Date: **1/10/2018**

Borehole:	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
	8.75	0	20
	8	20	560

Drilling Method: **Air Rotary**

Borehole Completion: **Perforated or Slotted**

Annular Seal Data:	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
	0	440	Concrete 4.5 Yards

Seal Method: **Pressure**

Sealed By: **Driller**

Distance to Property Line (ft.): **No Data**

Distance to Septic Field or other
concentrated contamination (ft.): **150**

Distance to Septic Tank (ft.): **No Data**

Method of Verification: **Estimatead**

Surface Completion: **Surface Slab Installed**

Surface Completion by Driller

Water Level: **240 ft. below land surface on 2018-01-10**

Packers: **Rubber at 440 ft.**

Type of Pump: **Submersible**

Well Tests: **Estimated** **Yield: 20 GPM**

Water Quality:

<i>Strata Depth (ft.)</i>	<i>Water Type</i>
No Data	No Data

Chemical Analysis Made: **No**

Did the driller knowingly penetrate any strata which
contained injurious constituents?: **No**

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **TR Drilling & Service LLC**

**PO Box 733
Boerne, TX 78006**

Driller Name: **Raymond Wallace**

License Number: **59371**

Apprentice Name: **Rocky Wright**

Apprentice Number: **59768**

Comments: **No Data**

Lithology:
DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing:
BLANK PIPE & WELL SCREEN DATA

<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>
0	2	Topsoil
2	14	White Rock
14	100	Grey Rock & Shale
100	180	Grey & Beige Rock, Grey Shale
180	200	Light Grey Rock & Shale w/Black Speckled Rock
200	240	Grey Rock & Shale
240	280	Grey & Brown Rock, Grey Shale
280	320	Grey & Beige Rock
320	340	Grey & Beige Rock, Grey Shale
340	360	Grey, Beige & Glassy Brown Rock
360	400	Grey & Beige Rock, Firm Grey Shale
400	440	Grey, Brown & Creme Rock, Blue Shale
440	460	Grey & Brown Rock
460	500	Light Grey, Brown & Tan Rock, Sandy Blue Shale

<i>Dia (in.)</i>	<i>Type</i>	<i>Material</i>	<i>Sch./Gage</i>	<i>Top (ft.)</i>	<i>Bottom (ft.)</i>
4.5	Blank	New Plastic (PVC)	SDR 17	0	480
4.5	Screen	New Plastic (PVC)	SDR 17 0.032	480	500
4.5	Blank	New Plastic (PVC)	SDR 17	500	520
4.5	Screen	New Plastic (PVC)	SDR 17 0.032	520	540
4.5	Blank	New Plastic (PVC)	SDR 17	540	560

500	540	Brown & Grey Rock
540	560	Grey Rock & Shale

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

**Texas Department of Licensing and Regulation
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