



JACKSON RANCH

Jackson Ranch: 3,255 Acres @ \$3,150 or \$10,253,250



Separate Tracts Currently Available:

No Mans - 753 Acres @ \$ 4,500 or \$3,388,500

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Combined Tract Offerings

No Mans/Catclaw Combined - 1,750 Acres @ \$3,800 or \$6,650,000

No Mans/Catclaw/HQ Option Combined

3,255 Acres @ \$3,150 or \$10,253,250



Historic Jackson Ranch: 3,255 Acres @ \$3,150 or \$10,253,250

The Jackson Ranch is located approximately 13 miles West of Lampasas, Texas on FM 580 and approximately 63 Miles from the Austin, TX City Limits. 1.62 miles of the Colorado River frontage, varies from 200' high cliffs overlooking the river and views to the West, to low sloping grassy banks sheltered by pecan trees. The ranch is contiguous native rangeland which is located in the famed Texas Hill Country. The terrain is hilly to rough with a substantial portion on the west being rocky hills, ridges and canyons.

Information Concerning Property.

Possession: The ranch is currently under lease for grazing and hunting during season. The term of lease is annually renewed on May 20 each year. Our lease with tenant has options for transfer or negotiated termination. A satisfactory resolution of agreement on this lease between tenant and buyer will be a consideration of any transaction.

Access: Common dedicated access road will be available from FM 580 to access all tracts that do not have other access. Access road maintenance will be by property owners association. Maintenance agreement will be drafted on an acreage owned basis including the tracts served and the HQ Reserve tract.

Surveys: A survey of the tract which includes all of the offered tracts and the Headquarters reserve was completed by Jerry M. Goodson, RPLS in Sept of 2016. The seller will furnish tract surveys in conjunction with sale of tracts. All stated acreages are approximate and would be adjusted on sale.

Well Water: The seller makes no warranty as to the availability of well water. One main well exists serving several of the available tracts. The main well in Catclaw provides an opportunity for a community sharing situation as it services the Previous Sold and No Mans Pastures. Currently water is shared with adjacent tracts that have been sold. A sharing and distribution agreement will be developed to guarantee delivery of water for stock in the pastures currently served until such Tracts have developed water access.

Access Easement for Saegert Ranch: There is an existing access easement from FM 580 to the adjacent Saegert Ranch. Currently it uses the main access road and passes through the Headquarters Reserve, The Catclaw Tract and No Mans Tract along the Southern boundary. The extent of this easement is available for review. See Agent.



Public Utilities

Water: Domestic water may be available to tracts with frontage FM 580 W on arrangement by tract purchasers. A utility easement adjacent to the access road easement will be included for potential underground future service. All extensions of service are the responsibility of the buyer.

Electric: Power is available on FM 580, and on South and East property lines with Hamilton County Electric Cooperative. Current easements are serving the ranch in the the HQ reserve section and across to serve the hunters camp and the ranch headquarters. Easement and service is available in the Smith Ranch section and to the well in the Catclaw Tract and is also available to the adjacent Saegert Ranch. All extensions of service are the responsibility of the buyer.

Telephone: Underground telephone service by Central Texas Telephone Cooperative, Inc. is in place along the main road to headquarters from FM 580. Service would be available wherever electric utility overhead lines exist. All extensions of service are the responsibility of the buyer.

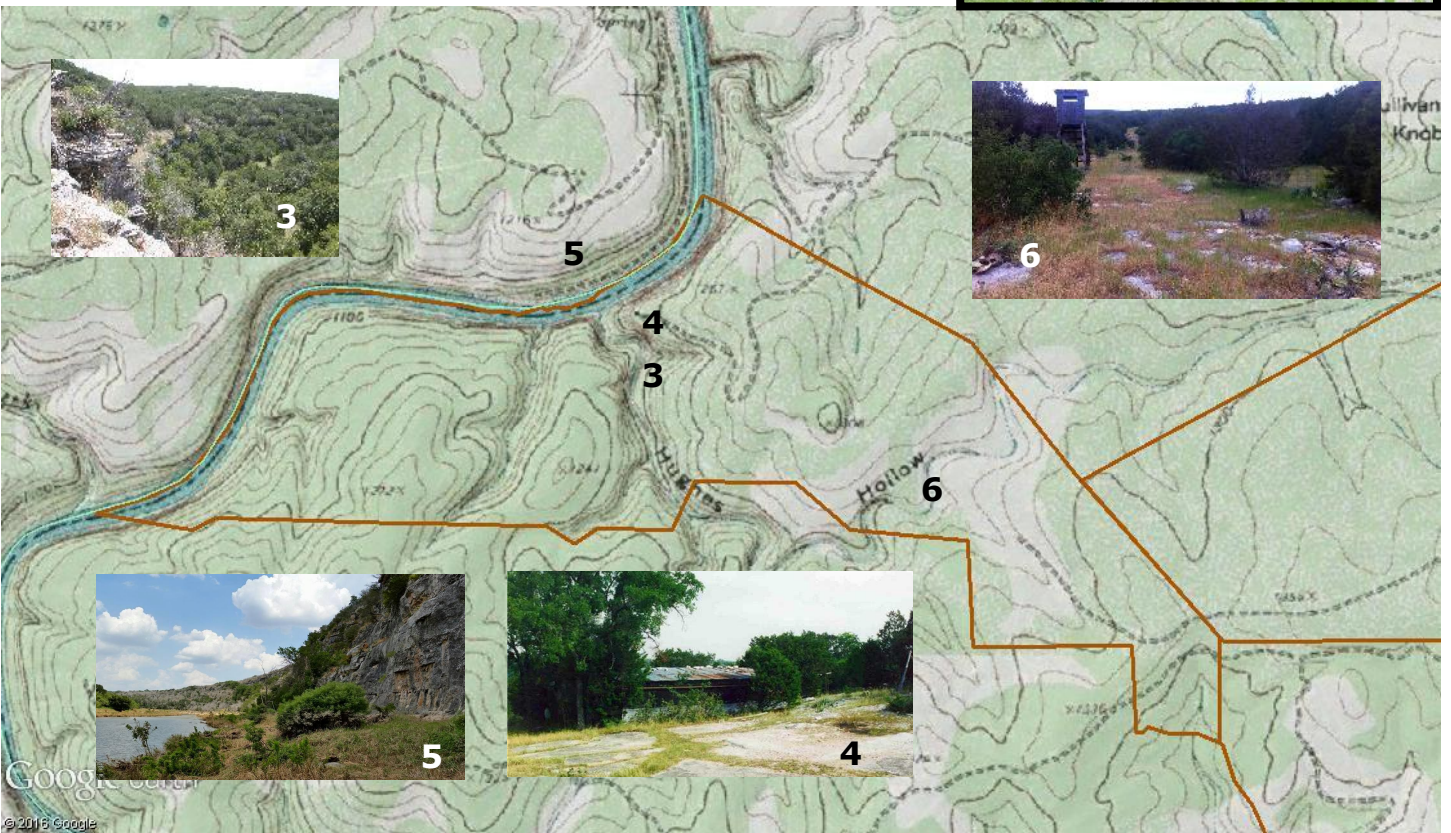
Sewer: Minimal septic facilities are available at Head Quarters and some hunters camps. No public septic connections are available. On site facilities are subject to review and license by the Lampasas County Health Department. All installations of service are the responsibility of the buyer.

Mineral Rights: Minnie Jackson Family Partnership, Ltd. owns 50% of the mineral rights on the property. There are no current leases or encumbrances relative to minerals. We are prepared to convey all or a portion of these rights as negotiated.



No Mans Land: 753 acres

This tract fronts 1.80 miles of Colorado River Frontage. The high cliffs are some 200 feet above the river and overlook scenic Hughes Hollow. Where the Jackson property abuts the adjacent Saegert Ranch, and a portion of Colorado Bend State Park. The Tract is accessed from both the adjacent gated Smith Ranch and by dedicated easement thru the Jackson Ranch.





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No Man's Land



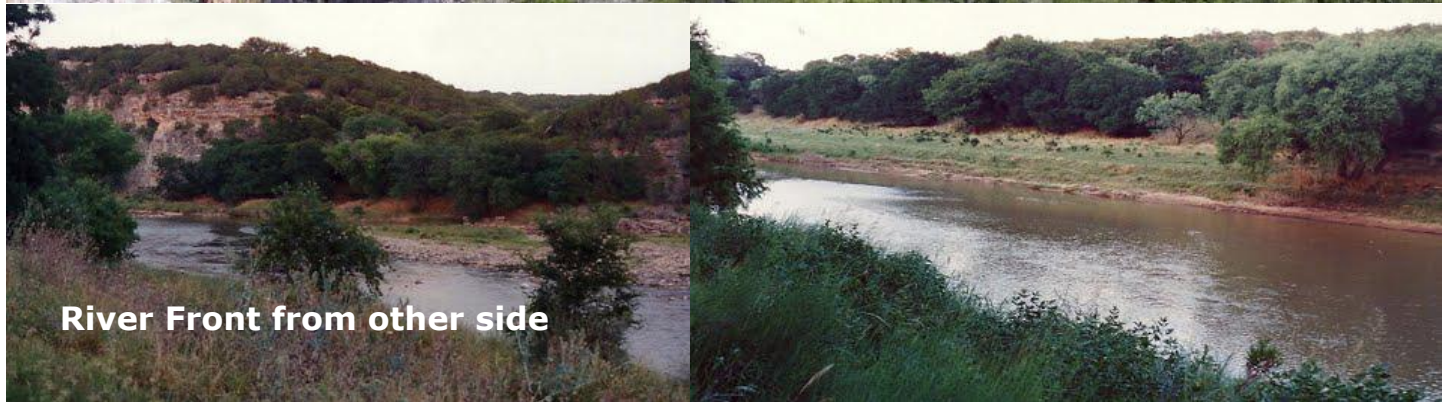
River from Tin Palace



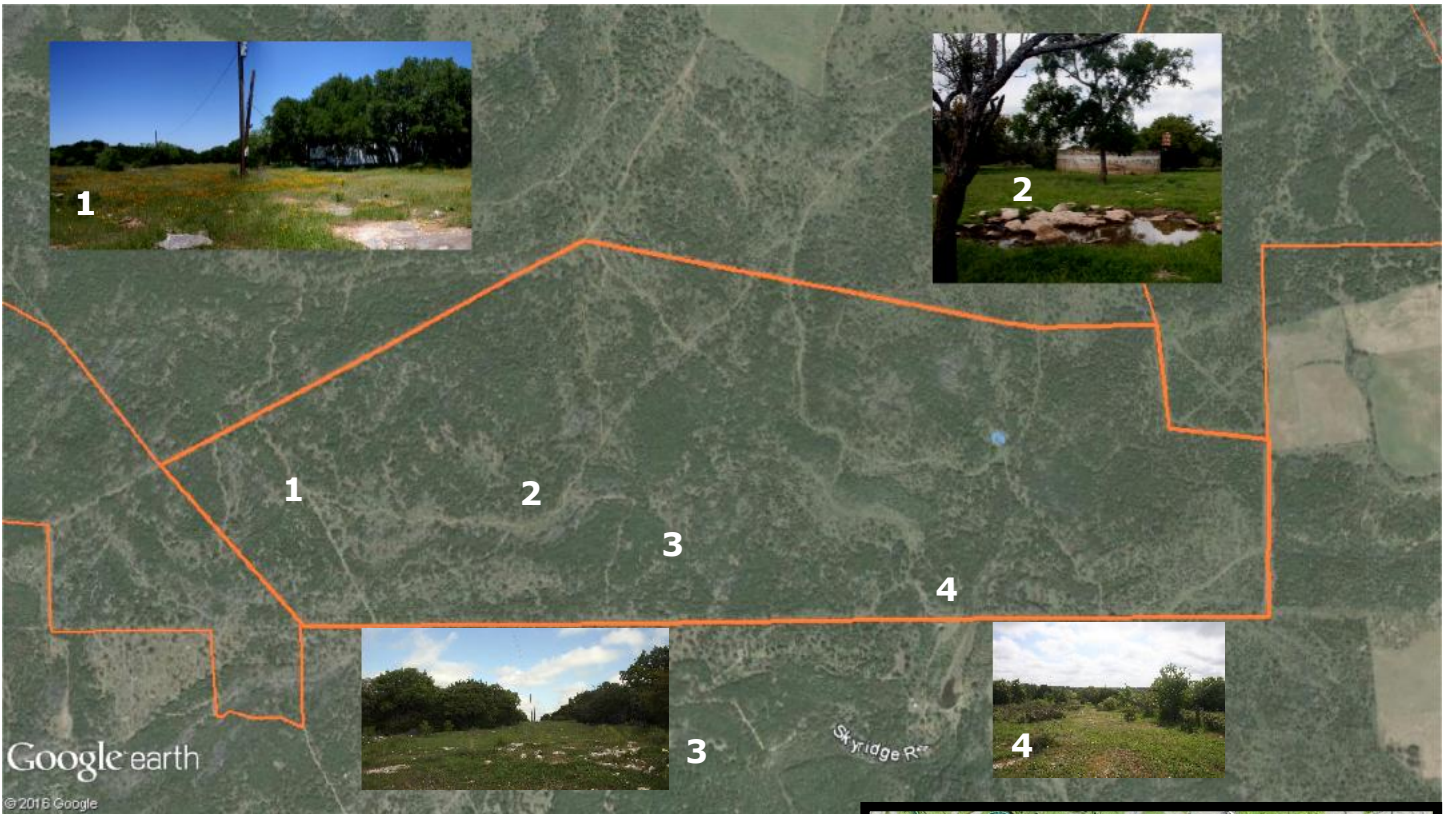
Tin Palace



Hughes Hollow

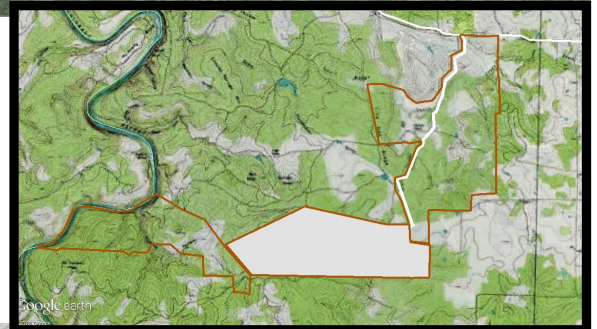


River Front from other side



Catclaw Option: 997 acres

This tract is available in combination with the No Mans Tract and/or No Mans and HQ Option. Catclaw contains the main well that also services the No Mans Pastures and adjacent neighboring pastures. Earthen tank collects water for livestock.





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Catclaw Tract



Well reservoir at Catclaw



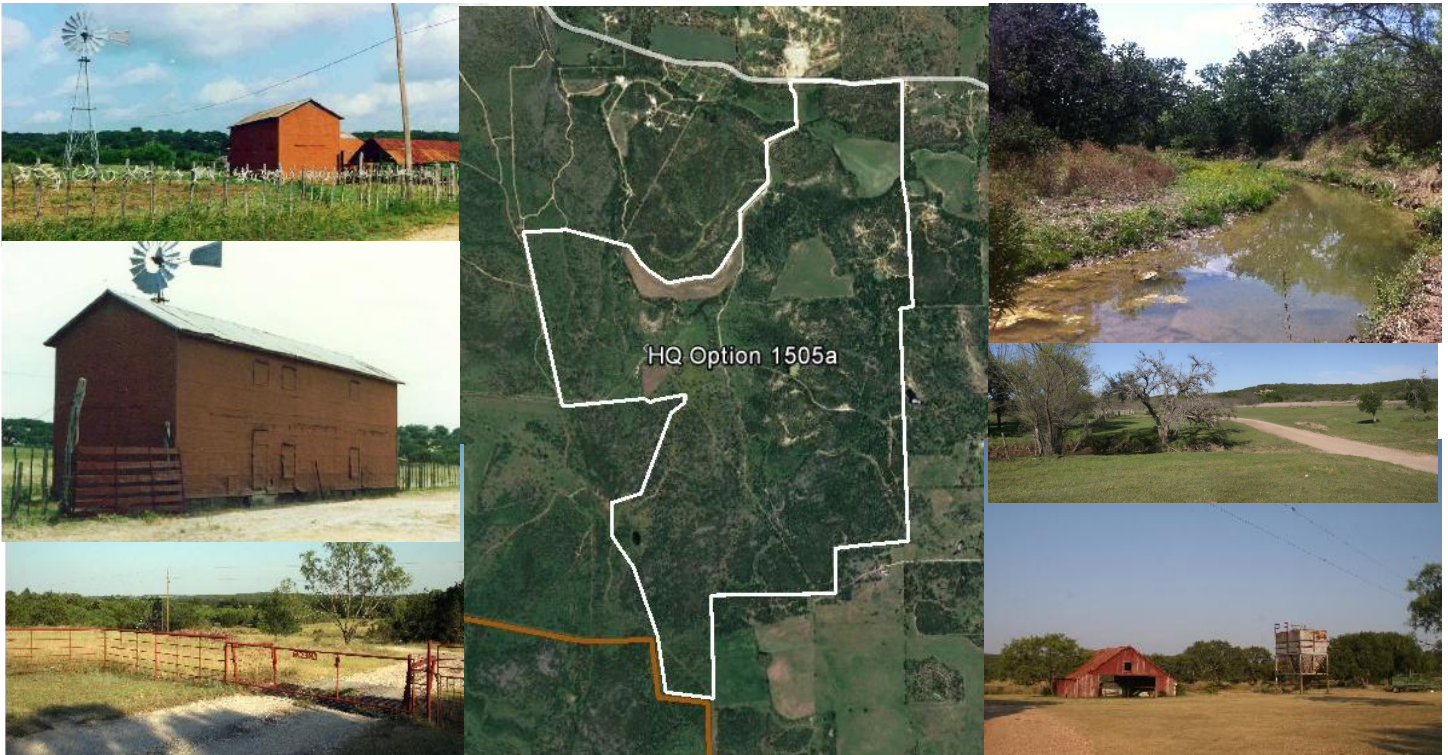
Hunters Camp at Well



Catclaw Tank



South Fence Line



Option HQ - Road Front & Headquarters: 1,505 acres This option is only available with the purchase of the balance of available tracts. It consists of 3 large cultivated fields and 2 large earthen reservoirs. It contains the main access road. Power and LCRA water are both available on the FM580 access. The tract contains the working corrals, barns, and other historical features.





HQ Option



Cagle Field



High Tank



Johnson Field



Head Quarters