

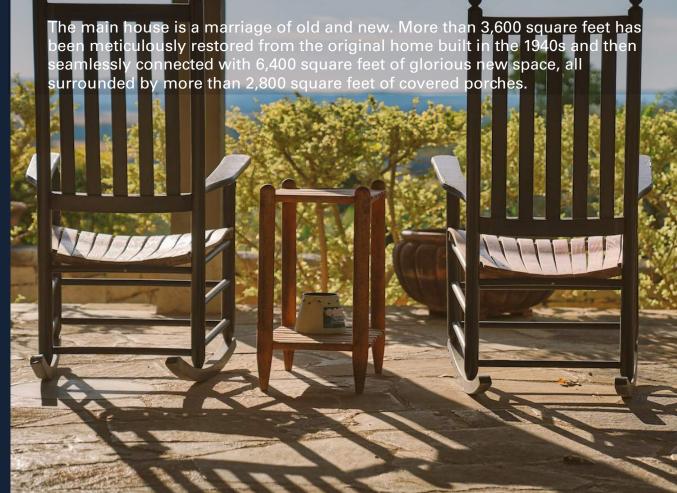
Riven Rock Ranch Comfort, TX

AT A GLANCE...

- 207± acres located in Kerr County along the Guadalupe River.
- 97± acres of tillable irrigated land
- 7 homes with 21 bedrooms and 20.5 baths.
- Multiple expansive covered event patios.
- Over 3,350± feet of scenic and Cypress lined Guadalupe River Frontage.
- The Guadalupe River offers deep slow moving swimming and fishing holes along with swift moving rapids.
- Fertile fields along the river are excellent for horses, cattle and hay production.
- 3 horse barns with a total of 12 stalls.
- Established vineyard and olive orchard.
- Hunting is excellent with an abundance of axis, whitetail and turkey.
- Outstanding location being only 25 min or less from fine dining, shopping, entertainment and groceries in rapidly expanding Boerne.

Perched atop a ridge, Riven Rock Ranch is surrounded with beauty in every direction. Fertile green hay fields down the hill and 3,350± feet of Guadalupe River frontage. The view is simply breathtaking. There are very few ranches in Texas that embody the Hill Country like Riven Rock. The ranch offers resort style living with unmatched privacy and exclusivity in this area.

The buildings all feel right at home at this property — and they should — many have been here longer than us. There's a farmhouse from the 1890s, perfectly and elegantly restored. A picturesque barn, ready for horses. The period details of the master house are absolutely breathtaking in their craftsmanship. Vineyards, maturing olive trees, and native Texas plants wind around the property, providing a natural backdrop to the outdoor patios and living spaces. Newer cottages and pavilions were added with careful attention to comfort and quality — all with a Hill Country feel.







DEDICATED. PASSIONATE. DRIVEN.

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*Each office independently owned and operated. The Information provided herein is deemed accurate, but subject to errors, omissions, price changes, prior sale or withdrawal. United Country does not guarantee or is anyway responsible for the accuracy or completeness of information, and provides said information without warranties of any kind. Please verify all facts.













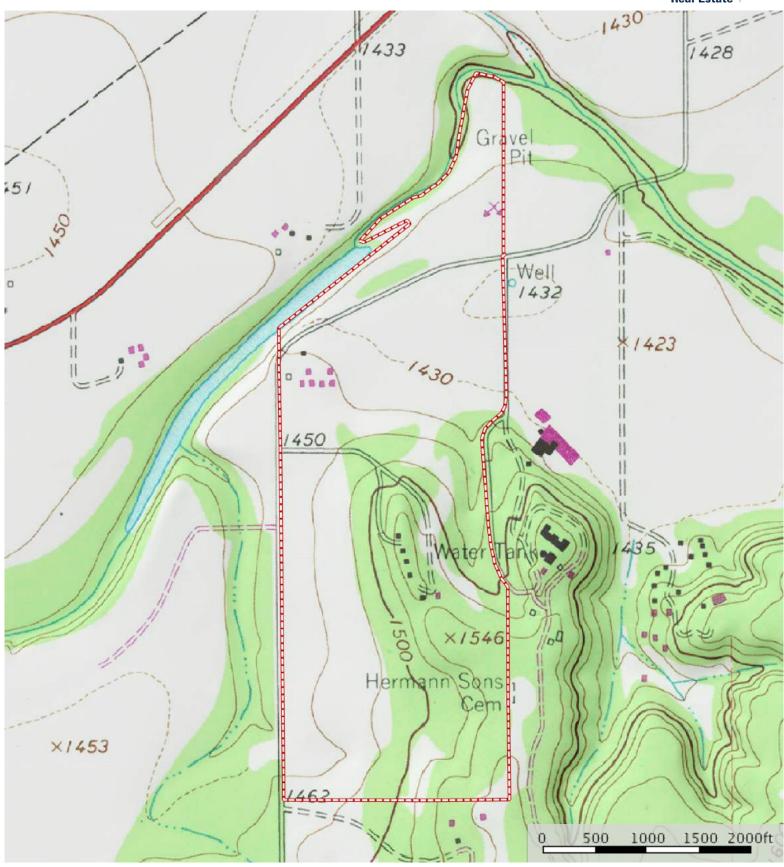






















I Boundary 207.1 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
DpB	Depalt silty clay loam, 0 to 3 percent slopes	17.3	8.34	3e
KNG	Kerrville-Real association, 8 to 30 percent slopes	37.5	18.13	1
KeD	Kerrville gravelly clay loam, 1 to 8 percent slopes	40.5	19.57	4e
ОВ	Orif-Boerne association, frequently flooded	19.0	9.19	6s
SuA	Sunev silty clay loam, 0 to 2 percent slopes	11.5	5.56	2e
ECC	Eckrant-Comfort association, gently undulating	2.9	1.38	7s
NuB	Nuvalde silty clay, 1 to 3 percent slopes	49.6	23.93	2e
Be	Boerne fine sandy loam, occasionally flooded	27.5	13.3	2e
W	Water	1.2	0.6	-
TOTALS		207.1	100%	2.54

Capability Legend								
Increased Limitations and Hazards								
Decreased Adaptability and Freedom of Choice Users								
Land, Capability Class(non-irrigated)	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water

Climate Data for:

Kerrville, TX and surrounding areas

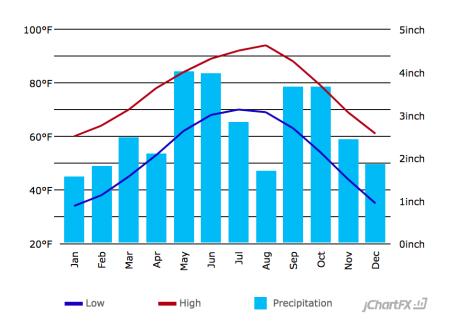
	Jan	Feb	Mar	Apr	May	Jun
Average high in °F:	60	64	70	78	84	89
Average low in °F:	34	38	45	53	62	68
Av. precipitation in inch:	1.6	1.8	2.5	2.0	4	4
	Jul	Aug	Sep	Oct	Nov	Dec
Average high in °F:	92	94	88	79	69	61
Average low in °F:	70	69	63	54	44	35
Av. precipitation in inch:	2.8	1.7	3.7	3.7	2.4	1.9

Kerrville area averages:

Annual high temperature: 77.3°F Annual low temperature: 52.9°F Average temperature: 65.1°F

Average annual precipitation - rainfall: 32.08 inch

Av. annual snowfall: 1 inch



Riven Rock Ranch



