

Bodenhamer Ranch at Pillar Bluff

687.56± acres

| \$9,282,000

| Lampasas, Texas

| Burnet County



Chas. S. Middleton
— AND SON —

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Est. 1920

Bodenhamer Ranch at Pillar Bluff

The Bodenhamer Ranch, consisting of 687.56 acres, is in north central Burnet County, two miles southwest of Lampasas. Seasonal Pillar Bluff Creek meanders through the ranch for approximately 2 miles. The actual historic Pillar Bluff is located on the ranch. There are several other unique and attractive rock formations along Pillar Bluff Creek, including Owl Bluff where a large cave like hole has formed in the side of a cliff along the creek. There is also a seasonal 24-acre flood control lake located in the middle of the ranch along the creek. This lake will hold water most of the time except during extended dry periods.

The property has 1.6 miles of frontage along FM 1478 (Naruna Road). The ranch has been operated in recent years for cattle production and hunting. The western $\frac{3}{4}$ of the ranch is gently sloping to more sloping along several tributaries that flow into Pillar Bluff Creek. The terrain offers excellent views of the surrounding countryside. The soils are Hensley series and are a reddish-brown clay loam, with a good turf of native grasses. This area of the ranch has moderate to heavy tree cover, including live oak, post oak, elm, mesquite, and cedar trees. The eastern portion is more level with Oakalla silty clay loam soils. A portion of this area was in cultivation in the past with about 14 acres on the north side of the creek currently being used for hay production.

The creek in this portion of the ranch is lined with large pecan trees. The elevations across the ranch range from 1,100 feet along the creek on the east end to 1,260 feet above MSL in the northwestern portion of the property.









Ranch History

The original ranch was purchased by Frank Bodenhamer in 1929 and has been owned and operated by the family ever since. The ranch eventually passed to his nephew Morris Vann, who had been assisting his uncle in the operation of the ranch for many years. Mr. Bodenhamer stated that he had paid for the ranch by selling eggs and cord wood. (Lampasas was noted as a poultry center at the end of the 19th century. Lampasas Producers Produce Company installed an egg-breaking plant at its facilities in 1933. After the United States entered WWI, the company was awarded a government contract to produce powdered eggs.)

Pillar Bluff has long been a popular attraction in the area.

The Park Hotel in Lampasas opened in 1883 as a resort to accommodate the popularity of curative powers of the town's local spring water. A publication for the hotel included Pillar Bluff as an attraction, which read

"the country hereabouts abounds in attractive scenery and objects of interest that render driving over its well-kept roads a constant source of enjoyment. Three miles up the river from the hotel is Pillar Bluff, a bold and picturesque ledge of rock that rises perpendicularly to a height of seventy feet. [The reference to a river is Sulphur Creek into which Pillar Bluff Creek flows.] One angle of it stands out from the main cliff some ten feet and is supported by a natural pillar of solid rock, hence the name. Between this pillar and main wall is an arch eight feet wide and twenty feet high. Various shrubs and vines grow from the crevices on the rocky face of the bluff, lending to the whole a most pleasing and interesting appearance."









Improvements

The ranch is largely unimproved, offering a clean slate for future development. An old homestead remains on site, accompanied by several older sheds and a functional set of working pens. A water well located at the homestead is currently in use. While the well itself is very old and has limited capacity, groundwater in the area is known to be strong, with several neighboring properties benefiting from reliable, high producing wells.

Electricity is supplied by Pedernales Electric Cooperative, with a power line running along the FM road and crossing the eastern portion of the ranch, making future expansion or new improvements more accessible.

In addition to the lake, the ranch also includes a stock tank. These features, combined with the holes of water along the creek, provide a water supply for both livestock and wildlife.





Hunting

Hunting is considered good in the area. Whitetail deer, turkey, and hogs can be found on the property, along with a few Axis deer. Aoudad sheep have also been sighted in this area. Duck and dove hunting is provided by the lake and stock tank along with fishing.

Minerals

The owned mineral rights are negotiable.



Price

\$9,282,000 • \$13,500 per acre

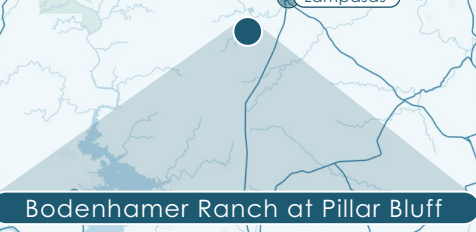
Remarks

You must see this ranch in person to appreciate the diverse terrain and unique features. This property is a great livestock, hunting, and investment opportunity. The ranch joins the Texas Legato Winery to the west. The newly established Post Oak Ridge State Park is accessed via FM 1478 a few miles to the west on the Colorado River.

Call Robby Vann today at (512) 423.8112
for more information or to schedule a tour.







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ESPY BRANCH



31.0216, -98.2468



SAS CO
ET CO

LAMPASAS CO
BURNET CO

Pillar
Bluff

Soil Conservation
Service Site 4 Reservoir

Reservoir
Number Four

Pillar Bluff Cr

FM 1478

1200

CO RD
FLYING SOUTHER

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