

LAZY CK RANCH

5,525.32± ACRES

KERR COUNTY, TEXAS

\$26,245,270



(214) 361-9191
www.hrcranch.com

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OVERVIEW: The Lazy CK Ranch showcases the natural beauty and unique land features characteristic of the enchanting Texas Hill Country. Standing as a testament to the owner's stewardship and management practices, the property is in impeccable condition, its water, infrastructure, and amenities have been thoughtfully developed leaving no stone unturned. Its picturesque rolling landscape plays host to an impressive collection of trophy game animals which include both native and exotic species, making the Lazy CK Ranch truly distinctive in an area known for its large acreage high fenced legacy ranches.

LOCATION: Situated in southwestern Kerr County, the Lazy CK is located approximately 36 miles southwest of Kerrville, 24 miles southwest of Hunt, and 24 miles northeast of Leakey, the Lazy CK Ranch offers direct access to 1.2 miles of road frontage on State Highway 39 with two automatic entrances, as well as automatic gate-controlled access from US Highway 83, via Bobby Shelton Ranch Road with 1.34 miles of all-weather road frontage. The ranch is approximately 2 hours northwest of San Antonio, 2 hours 50 minutes west of Austin, and 4 hours southeast of Midland/Odessa.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



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LAZY CK RANCH OPERATIONS/HEADQUARTERS: The expansive headquarters has been meticulously curated with a host of amenities and structures designed for both functionality and leisure, defining hospitality at its finest. Step into the 2,100 sf lodge and its 1,200 sf dining hall for that pre or post-hunt meal. Fully equipped with a commercial chef's kitchen, guests will no doubt be talking about the amazing cuisine as part of their experience at the Lazy CK. Located just off the dining area is an adjacent 900 sf game room fully equipped with custom shuffleboard and a pool table to gather around for entertainment.

Just a short walk from the lodge, you'll discover four (4) custom guest cabins, each a charming retreat offering a blend of comfort and rustic elegance. The cabins range in size from 900 sf to 1,239 sf, and provide a comfortable place for visitors to reside and experience the tranquility of the Texas Hill Country. Other nearby amenities include a fitness facility/workout room, swimming pool, outdoor kitchen, large entertainment pavilion, horseshoe pits, custom bow range, office, ranch merchandise store, and a laundry facility. These improvements as well as the shop and 4 RV hookups are backed up with a 100KW generator.

The 4,000 sf shop represents the heartbeat of ranch operations for tool/equipment storage, and also provides an attached 1,700 sf lean-to processing shed with two (2) walk-in game coolers. A 4,000 sf implement barn is also nearby catering to the operational needs of a ranch in housing its larger pieces of equipment.



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The Lazy CK has the staff covered with three (3) manufactured cabins/ homes for staff/ employee housing. All employee housing is on an aerobic septic system with a 80KW backup generator in place.

A short drive away is a 1,200 sf pavilion serving as a multifunctional space for various shooting activities with a 600-yard rifle range, 5-stand, and regulation trap setup; all providing first class shooting opportunities for guests.

Owner's home is a well built 1936 square foot 3/2 stone house. It is located in a nice setting with access provided by Highway 39 on the south end of the ranch.

The Lazy CK isn't just a ranch; it's a lifestyle. A celebration of Texas hospitality, rugged charm, and the boundless beauty of the Hill Country. Come, be a part of this extraordinary retreat where the legacy of ranching and hunting meets the comforts of modern living.



TERRAIN: The natural rolling Hill Country landscape found at the Lazy CK provides approximately 200' of topographic relief, ranging from a low of ~2,200' above sea level near the most northerly northeast corner of the ranch to a high of ~2,400' above sea level near the southwest corner of the property. Scenic vistas abound from the many hilltops, rock outcroppings and ridgelines.

SURFACE WATER: In addition to the extensive system of water wells, storage tanks, and freshwater troughs, the property offers numerous surface ponds and runoff catches that are scattered throughout. Many of these have water piped to them as a supplemental source for dry conditions. The Lazy CK also has a picturesque 2± acre bass pond near the headquarters that provides great fishing. The bass pond has a fish feeder, is stocked with baitfish and largemouth bass, permitted grass carp and algae is treated annually.



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LAND MANAGEMENT: Standing as a testament to the owner's land stewardship, ongoing pasture management practices include cedar/juniper and prickly pear control/eradication efforts. Cedar/juniper trees are sheared and raked into rows and prickly pear are mechanically removed in a surgical fashion before being burned.

The ranch is blessed with an abundant covering of live oak and live oak motts, as well as post oak and cedar elm. Shin oak grows densely in some pastures providing outstanding wildlife habitat and is actually so dense in some areas that the owners have begun to clear and thin the shin oak as part of the ranch's ongoing land management practices. Annual prescribed burns help to keep invasive and unwanted vegetation at bay and promote the growth and proliferation of native forbs and grasses. The prescribed burn program is also in place to enhance native pasturelands, creating stronger grasses, and promoting better overall wildlife habitat. Approximately 15-20% of the ranch is burned annually. Grasses are in excellent shape and the property is not grazed down.

WILDLIFE AND HUNTING: The Lazy CK Ranch offers owner and guests hunting experiences like no other. With archery focused hunting in mind, the ranch is fully equipped with ~31 unique hunting setups that offer both bow and rifle hunters an array of trophy native and exotic wildlife to view and potentially harvest. These include Native Whitetail Deer, Genetic Whitetail Deer, Rio Grande Turkey, Hog, Aoudad, Axis, Blackbuck, Fallow Deer, Sika, Mouflon, Scimitar Oryx, Nilgai, and Père David's Deer.

The ranch is currently in the TPWD's Land Management Assistance Program (LMA). The landscape of the Lazy CK naturally provides an abundance of beneficial browse, forbs, and grasses for its wildlife herds and there are also three food plots (~2.16, 2.42, 6.47 acres) that are annually plowed and planted providing additional forage crops. Protein and corn are fed year-round from high quality stationary feeders. Ranch is certified CWD free by the state of Texas and there is no additional testing, currently for whitetail deer.



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ROADS AND FENCES: Another great feature of the Lazy CK is the well-thought-out network of roads, cross fencing, automatic gates, and cattle guards. Easily drive the ~15 miles of improved interior roads that run through the property without having to get out of the vehicle to open a gate, as each crossing is either equipped with automatic gate openers or cattle guards. The main road system ranges from asphalt paved and/or chip-sealed to compacted limestone/gravel, all are exceptionally maintained. Numerous concrete crossings have been constructed in wash-prone areas to ensure safe and reliable all-weather travel. A system of pasture roads and trails lead to and away from the main arterial road system providing excellent interior access throughout the property.

Encompassed within ~12.5 miles of exterior high fencing, the Lazy CK Ranch is also cross-fenced into five (5) separate high-fenced pastures, with fence conditions ranging from fair to excellent. High-fenced pasture sizes are ~50, 300, 600, 2100, and 2500 acres in size. There is also a 3+/- acre soft release pen and food plot that are game-fenced.

WATER WELLS, WATER SYSTEM, & WATER RIGHTS: The owners have been very forward thinking in their assessment, conservation, and utilization of the property's abundant underground water availability. Currently there are believed to be sixteen (16) total water wells on the ranch with 5 having direct power and 11 being solar. A majority of the wells are in the Edwards Aquifer and range in depth from 180' to 400'. Solar wells produce 1-5 gallons per minute and direct access electric wells provide 5-10 gallons per minute. There is one (1) permitted Trinity Aquifer well that is reportedly just over 1,000' deep and producing 150 gallons per minute. The permitted well is electric and primarily utilized to keep the bass lake full. Current annual usage is approximately 6-7 million gallons. Many of these wells are equipped with and are piped to one of the eight (8) storage tanks and/or twenty-three (23) freshwater troughs that have been strategically placed through the property, increasing the ranch's water supply and holding capacity. The Lazy CK Ranch also owns water rights to an additional 15 million gallons of water procured through the Headwaters Groundwater Conservation District.



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UTILITIES: Electric utility service is provided by Bandera Electric Cooperative (south) and Central Texas Electric Cooperative (north).

BACKUP GENERATORS: Seeking to ensure uninterrupted operations, safety, and comfort, the self-sufficiency of the property has been planned with onsite water storage tanks and backup generators. There are 3 Kohler generators to keep the lights on with sizes being 25KW, 80KW, and 100KW. The 25KW generator is on a trailer servicing the owner's ranch house, the 80kw generator is utilized for the employee homes, and the 100kw generator services the lodge, cabins, shop, and 4 RV hookups.

INTERNET: Fiber optic is in place and provided by Hill Country Telephone Cooperative.

EASEMENTS: A natural gas pipeline crosses the north end of the Lazy CK with minimal impact to the ranch. The right of way is maintained and in good condition.

AIRPORTS: From the south ranch gate on TX Highway 39, the nearest public airport is Kerrville-Kerr County Airport located south of Kerrville, Texas, and approximately 45 miles from the ranch. This airport provides two asphalt runways measuring ~6,000' and ~3,600' in length respectively, and averages 143 aircraft per day.

From the north ranch gate on Bobby Shelton Ranch Road, the nearest public airport is Kimble County Airport located north of Junction, Texas, and approximately 43 miles from the ranch. This airport provides one asphalt runway measuring ~5,000' in length and one turf runway measuring ~2,255' in length, and averages 117 aircraft per week.

PROPERTY TAXES: The property is under a wildlife exemption and property taxes for 2024 were approximately \$24,000.



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PERSONAL PROPERTY INCLUDED IN SALE

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MISCELLANEOUS

Overhead Grain Bins behind shop (2)
Blinds & Feeders on 2500 Acres: 9 Corn Feeders, 9 Protein Feeders, 8 Rifle Blinds, 14 Archery Blinds
Blinds & Feeders on 3024 Acres: 19 Corn Feeders, 8 Protein Feeders, 16 Rifle Blinds, 23 Archery Blinds
Fuel Tanks with Stands – 2 Each
Sea Containers – 2 Each
Generators – 3024 Acres: 25kw on trailer for Stone House
– 2500 Acres: Kohler 100kw, Kohler 80kw
Chainsaws (multiple)
Weed Eater (multiple)
Welders (2) 1 in the shop, 1 on a trailer
Air Compressor
Pressure Washer
All Tools and Repair Equipment
Any Fencing Material / Equipment stored
All Spare Parts
All Fluids (i.e., hydraulic, oil, radiator, etc.)
Clay Target Thrower (8) @ \$5,000
Irrigation System
Misc Office Tools

BUILDINGS

Dog Kennels
Furniture – All (includes bars, all bedding, and linens)
Pool Table
Shuffle Board
Laundry Washer and Dryers
Televisions and Speakers
Radios – All (communication for guides, staff) with Power Stands
Game Mounts
All Cooking Equipment, Supplies, Utensils
All Cooling Systems, Coolers,
All Grills, Smokers, etc.
Blind Rig @ Range
Wine Collection

VEHICLES

2015 Ford F350 #5871
2003 Ford F250 #3872
1999 Ford F250 #9909 (gasoline)
2017 Toyota Tundra #1
2020 Toyota Tacoma #2
2020 Toyota Tacoma #3
2020 Toyota Tacoma #4

EQUIPMENT

JD Tractor 5603
2017 Bobcat #A3NL1118 Skid Steer
Backhoe 18043507
2013 Bobcat A2NL119 Skid Steer
2001 Welding Trailer #102297
200 Gallon Water Trailer #1
1600 Gallon Water Trailer #2
2019 Kawasaki #7254 Mule
2018 Kawasaki #9162 Mule
Feed Buggy / Hopper – 1 Each
MX10 Shredder
Tractor Attachments (6 including Disk/Spreader & Shredder)
John Deere Z7-445 Zero Turn Mower
Black Gooseneck Trailer (~22 ft or 24 ft)
Red Gooseneck Trailer
Blue Cattle Trailer
Red Utility Trailer

ANIMALS PER PASTURE

2500 Acres - Genetic Whitetail Deer, Pere David Deer (4-6), Blackbuck, Axis, Nilgai, Feral hogs, Aoudad
3024 Acres -
2100 Acres - Fallow Deer, Sika, Mouflon, Aoudad, Nilgai (3-5), Native WTD, Genetic WTD, Axis, Blackbuck
300 Acres- Axis, Fallow Deer, Native Whitetails
600 Acres- Axis, Native WTD, Fallow Deer, Aoudad, Blackbuck, Genetic WTD

*The above is an estimate of animal inventory and what is believed to be on the property.



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PRICE: \$26,245,270. (\$4,750 PER ACRE)

BROKER & COMMISSION DISCLOSURE: Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Listing Broker. Contact:

CONTACT:

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Bret Polk- Broker Associate

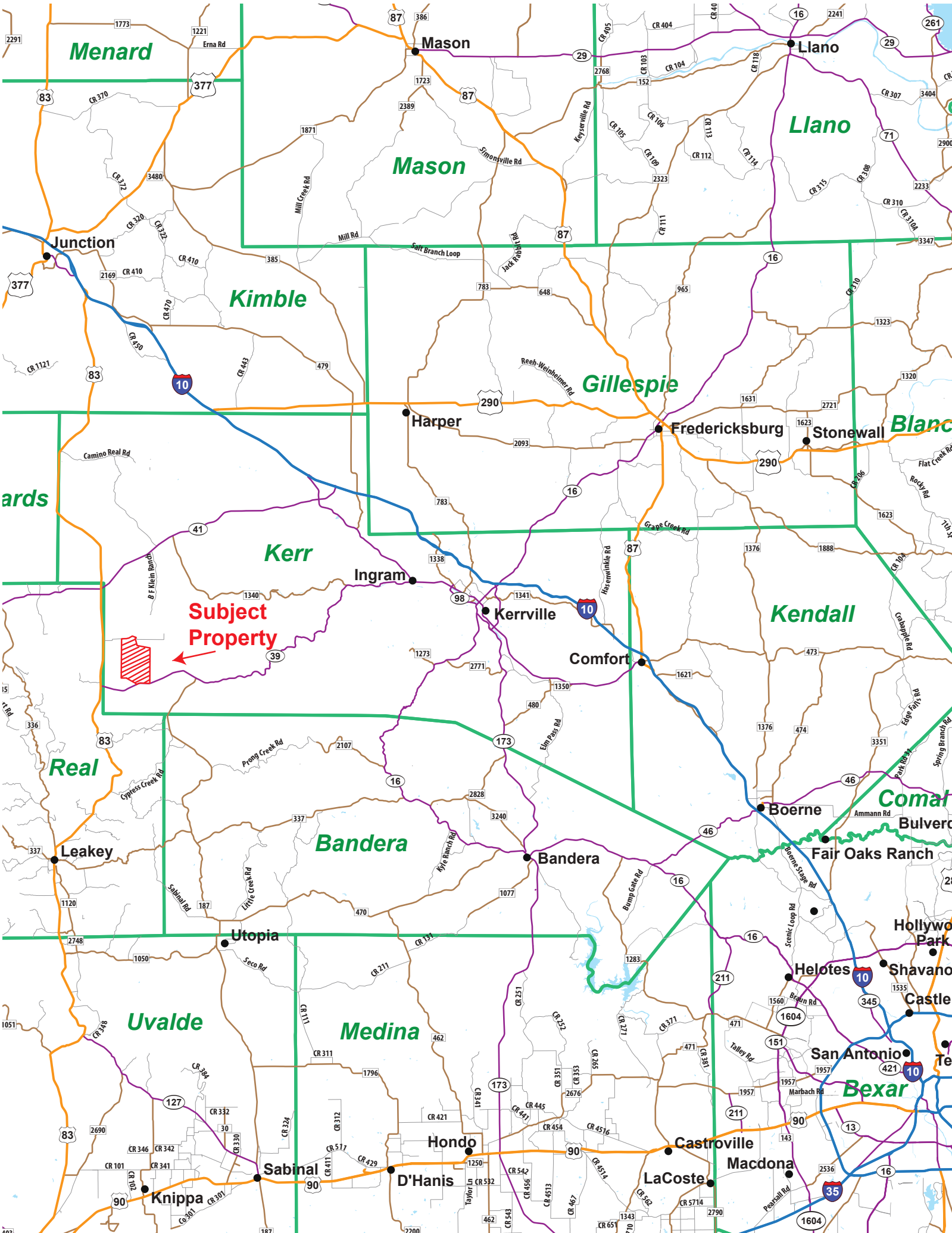
(254) 965-0349 mobile
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Bobby Shelton Ranch Road

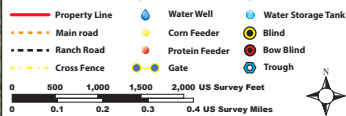
Ranch HQ

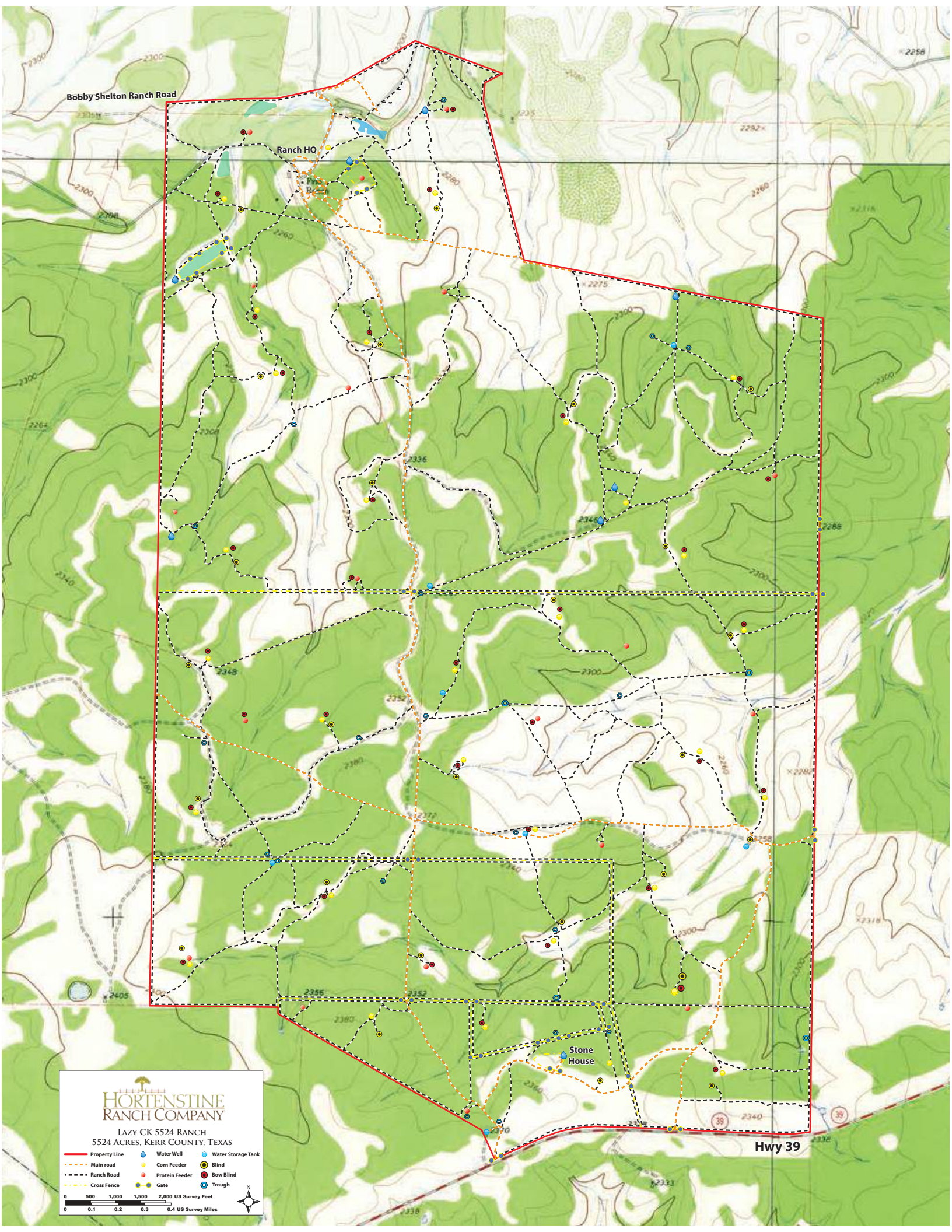
Stone House

Hwy 39

HORTENSTINE
RANCH COMPANY

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Bobby Shelton Ranch Road

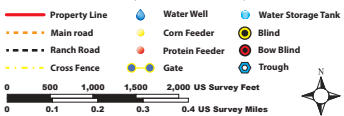
Ranch HQ

Stone House

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