



Protecting Clients. Conserving the Land.

Dripstone Ranch

2,275± Acres

Uvalde County, Texas

4.3 Miles along the Frio River



James King, Agent

Cell 432-386-2821

James@KingLandWater.com

Harrison King, Agent

Cell 432-386-7102

Harrison@KingLandWater.com

Location

Dripstone Ranch is an exclusive Texas Hill Country offering, creating a rare opportunity to own a legendary Frio River ranch with unique features of nature. Water, hills, trees, irrigated fields, wildlife, riverfront, caves, meadows, improvements, access, and economic development potential in this combination are found nowhere else in the State of Texas.

Dripstone is located within a huge block of permanently protected conservation ranches that have conservation easements held by a variety of entities, including the City of

San Antonio and The Nature Conservancy. These permanent easements assure that this geographical area will be protected from unrestricted future development and will forever remain a treasured scenic part of the Hill Country legacy. The two conservation easements on Dripstone were carefully designed to protect the water recharging into the Edwards Aquifer and also to allow development in designated building envelopes which include a guest ranch lodge and guest homes to take advantage of the growing recreation economy of nearby Concan.



Rising from the crossroads of three ecoregions of Texas, this extraordinary Hill Country ranch is conveniently located along Highway 127 and FM 2960. It is surrounded on three sides by the famous 15,000-acre century old Annandale Ranch, home of the Frio Bat cave, protected by permanent Conservation Easements.

Located 5 miles southeast of Concan, Dripstone Ranch encompasses more than 4.3 miles of frontage on both sides of the Frio River. This is the property's central defining feature, winding through deep pools and cascading rapids. The ranch is all high-fenced, fronting for 2.5 miles along Highway 127 on the east and 3 miles along paved FM 2960 on the west. Dripstone is approximately 15 miles from Uvalde and its 5,500-foot airport and is a two hour drive from Austin and a 90 minute drive from San Antonio.

Dripstone is the southern gateway to the Hill Country. Here is where the Hill Country rises out of the coastal plains in an abrupt, dramatic fashion. There is more than 350 vertical feet of elevation change within the property.



Protecting Clients. Conserving the Land.

Description

Dripstone Ranch is uniquely located in the geographic transition area between the rugged Hill Country Balcones Fault, the Chihuahuan Desert, and the leveling topography of the South Texas Brush Country. Ranching and nature come together here, with areas of wildlife habitat and river, combined with agricultural areas designed into improved pastures, irrigated fields, and amazing ranch infrastructure. The ranch name comes from the famous karst limestone caves below it, where the historic owner's rite of passage was swimming in the Edwards Aquifer.



Conservation

Dripstone has two conservation easements held by the City of San Antonio Aquifer Protection Program. Today that program protects over 150,000 acres in the recharge and contributing zone of the Edwards Aquifer. The ranch retained development rights were carefully designed to allow 12 large building envelopes along the Frio River in addition to including a new 30 room guest ranch Lodge and future subdivisions. A market study conducted by an independent hotel marketing consultant has shown conclusively that a Lodge supported by various homes or casitas all designed

within the reserved rights of the conservation easement working in harmony with the incredible natural features is the highest and best economic use of this ranch. Guests at the Lodge will learn to appreciate the abounding wonders of nature and enjoy the fresh air and water as they explore the Dripstone's many hiking trails.

In addition to the financial benefits from developing and operating a guest ranch Lodge, the Dripstone Ranch offers great potential for its use as a private corporate retreat or as a wonderful home and recreation spot for a family.



Frio River

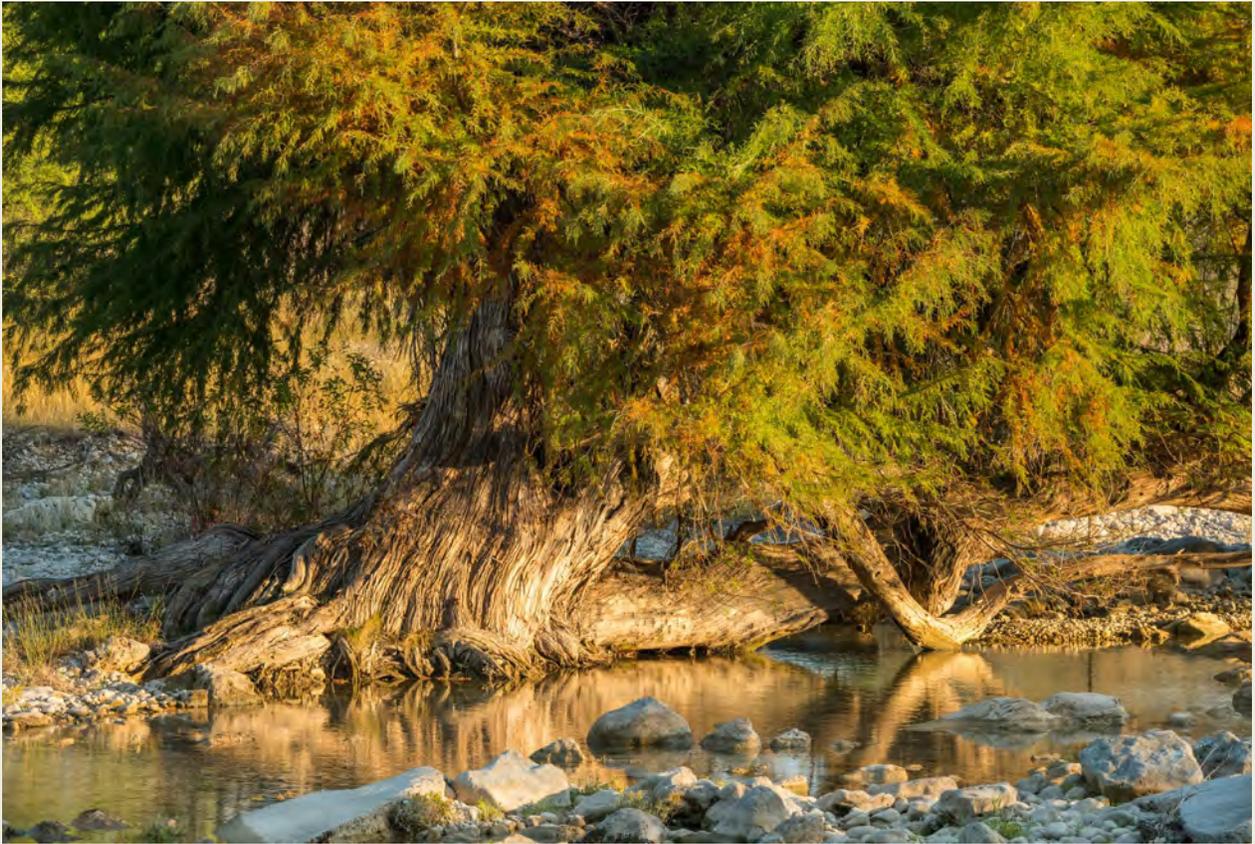
Framed by high limestone bluffs, the clear cool waters of the Frio River wind through the ranch for more than 4 miles, providing for incredible private recreation. Whether swimming in deep pools, floating over gin-clear riffles, or fishing through long wide runs, multiple access points open the river for enjoyment by all. Huge century Live Oak trees line this river, creating a riparian habitat that is perfect for trails, hiking, and wildlife.

This stretch of the Frio is located within the Edwards Aquifer Recharge Zone and is vital to replenishment of the aquifer's resources. A series of faults, the Karst cave complex, and the surface materials in the hills, make this ranch a major contributor to the recharge of the city of San Antonio's sole source of drinking water, the Edwards Aquifer.

There is an area called the Blue Hole which runs for hundreds of yards in the upstream segment. In times of extreme drought, this pool acts as a refuge for fish. The Frio River has some of the highest water quality in the state and represents a tremendous recreation asset to Dripstone.



Protecting Clients. Conserving the Land



The logo for KING LAND & WATER features the word "KING" in a large, bold, black serif font. To the left of "KING" is a stylized graphic element consisting of a blue triangle pointing right and a green triangle pointing left, meeting at a central point. Below "KING" are the words "LAND & WATER" in a smaller, black, sans-serif font.

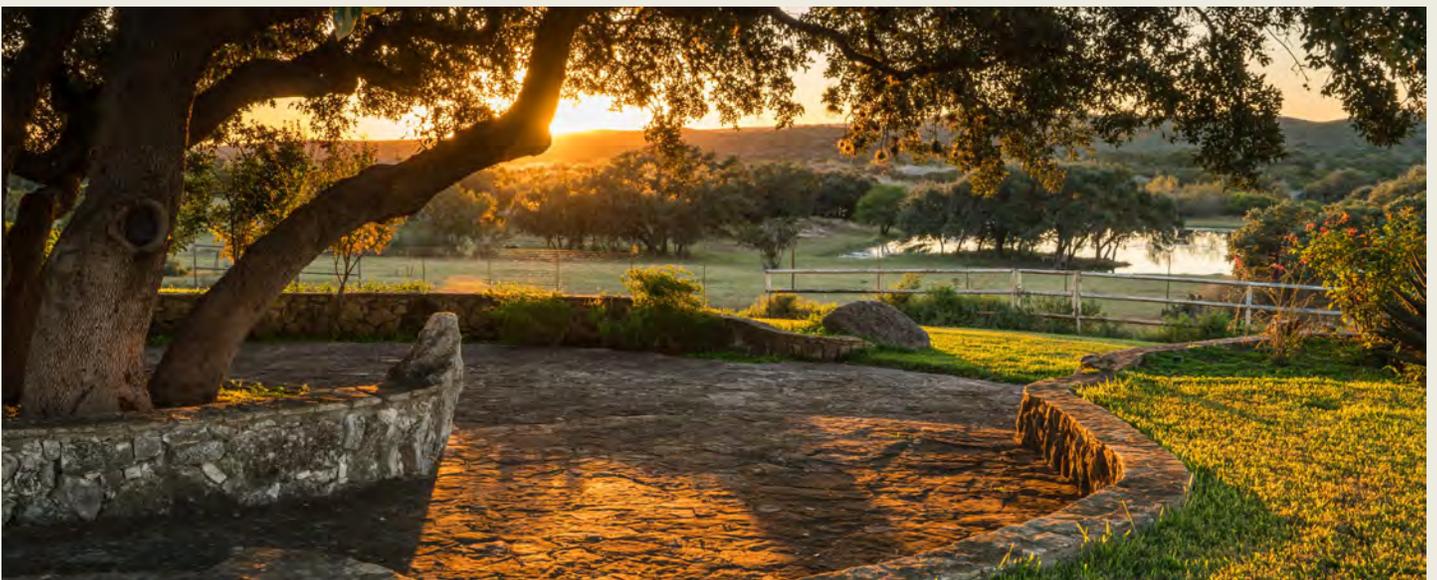
Protecting Clients. Conserving the Land



Ranch and Farm Headquarters

The headquarters of Dripstone Ranch is highly improved to provide for a variety of recreational and agricultural activities. The majority of the improvements are located on the west side of the river. Here, the flattening terrain consists of large stands of trees, breaking up improved fields of native grasses for grazing, and large irrigated fields for cultivation. The main house is perched high on a bluff overlooking the Frio River and its stands of old growth Live Oaks and Cedar Elms.

There are remarkable views of the central hills and the vast hill country beyond. Established jeep trails run throughout the outwash plains both east and west of the Frio River to serve windmills, water tanks and hunting stands. Improved Klein grass fields are scattered over the ranch, but at the headquarters there are large farming areas under two center pivot irrigation systems with 238 acre-feet of base irrigation water rights from the Edwards Aquifer Authority.





The Main House

- Electric gate entrance on FM2960 with paved road to barn complex and main house.
- 3,973 square foot 2br/2ba custom home with amazing large patios, gar dens, and a walkway down to the river.
- Windowed high ceiling living room with distant views.
- Located on a high bluff over the river.
- Bass-stocked fishing lake nearby.
- Four-bay carport.
- Three-bay finished garage.





Other Housing

- Foreman's house of 1,364 square feet at the entrance with large irrigation reservoir next door. This house was recently remodeled with new windows and AC.
- Bunk house of 1,438 square feet with walk-in cooler, game processing facility, large kitchen, bath, dining room, living room, 8-bed bunk loft, and great BBQ entertainment area.
- River Cabins - two wood frame 1br/1ba cabins on a bluff above beautiful rapids.



Blue Hole Cabin

- Two rock cabins overlooking permanent Blue Hole on the Frio River
- 238-acre feet of base irrigation rights.
- Several flood-irrigated fields.
- Eight high-quality water wells in the 300 to 350 foot depth with storage and troughs scattered around the ranch.





Barns and Ranch Operations

- Four stall horse barn and tack room with outside pipe runs.
- Equipment barn- 2,200 square feet with concrete floors, tool room, work area.
- Hay barn of cinder block construction.
- Various sheds and outbuildings.
- Excellent working pipe pens and several improved pastures.
- Entire ranch is high-fenced into two large areas.
- Excellent road system with many highway access points and three river crossings







Water & Irrigation

- Two center pivot systems. Diesel pumps, buried pipelines.
- 238-acre feet of base irrigation rights. Several flood-irrigated fields.
- Eight high-quality solar powered water wells in the 300 to 350 foot depth with storage and troughs strategically located around the ranch.
- All fuel tanks comply with Edwards Aquifer Authority regulations.



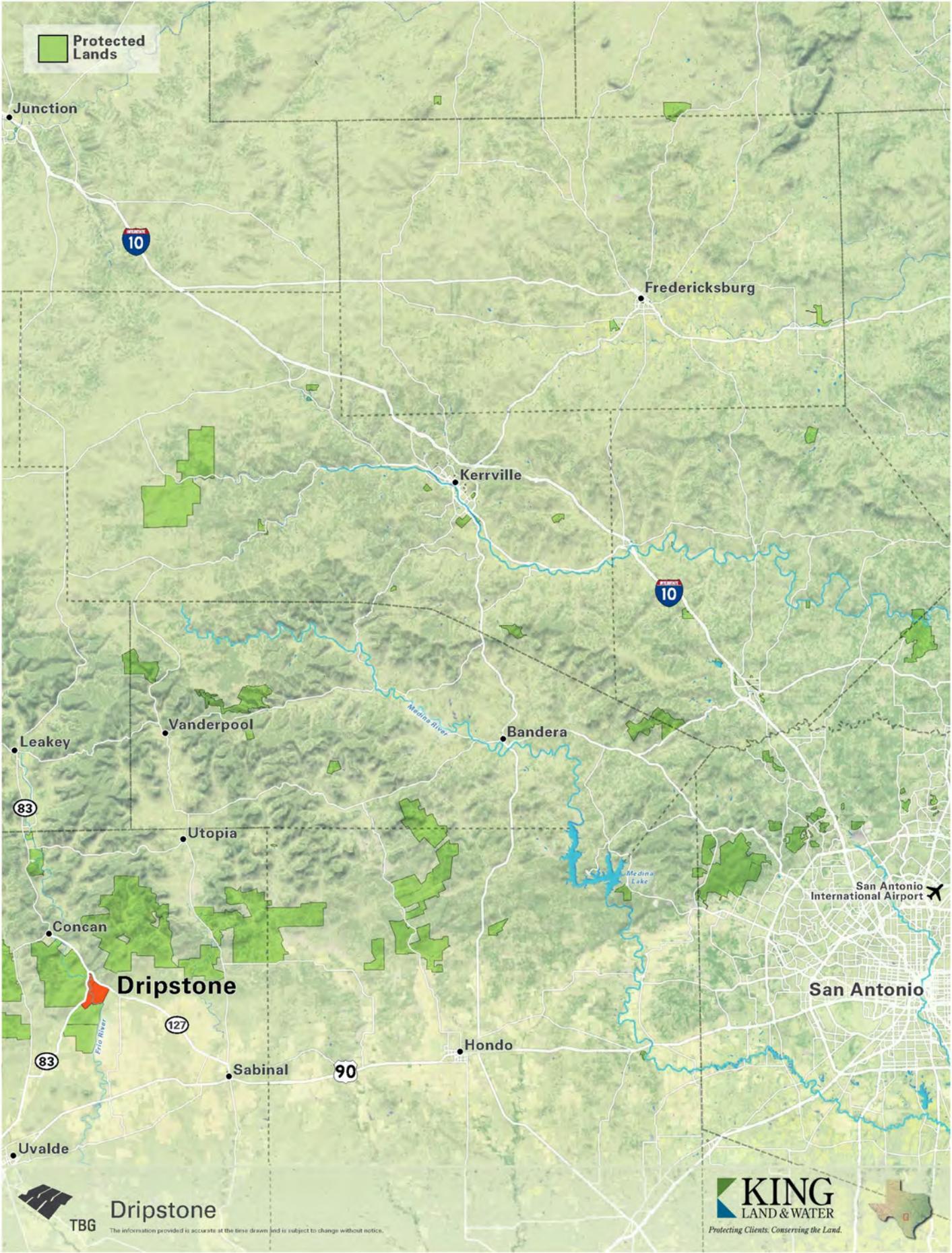




Habitat and Wildlife

Dripstone Ranch has an amazing diversity of habitats as a transition zone in the Hill Country from grassy meadows, forested hollows, and tree-lined riparian forest, to rolling limestone hills and wide open agricultural pastures. The diversity of habitats translates into a rich wildlife diversity. Huge Whitetail Deer with improved Texas genetics, Black Buck, Rio Grande turkey, and other game and non-game species abound. It is a hunter's dream and a paradise for the outdoor enthusiast or birder. Plants and habitat from all three ecoregions are present. With excellent management over the years, native and improved grasses have flourished.





Protected Lands

Junction

10

Fredericksburg

Kerrville

10

Leahey

Vanderpool

Bandera

83

Utopia

Medina Lake

San Antonio International Airport

Concan

Dripstone

San Antonio

127

Sabinal

90

Hondo

Uvalde

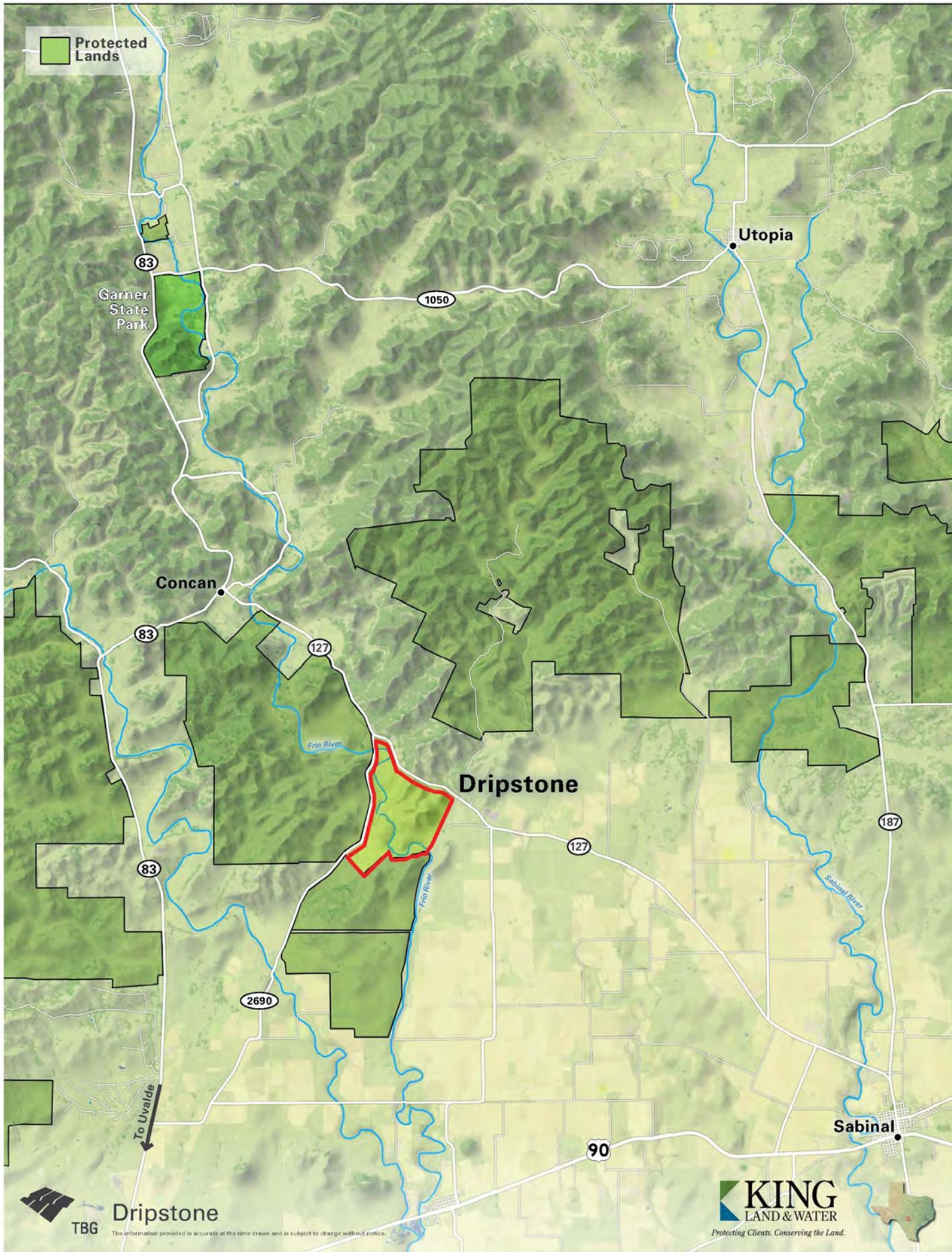


Dripstone

TBG The information provided is accurate at the time drawn and is subject to change without notice.

KING
LAND & WATER
Protecting Clients. Conserving the Land.





Protected Lands

Garner State Park

Utopia

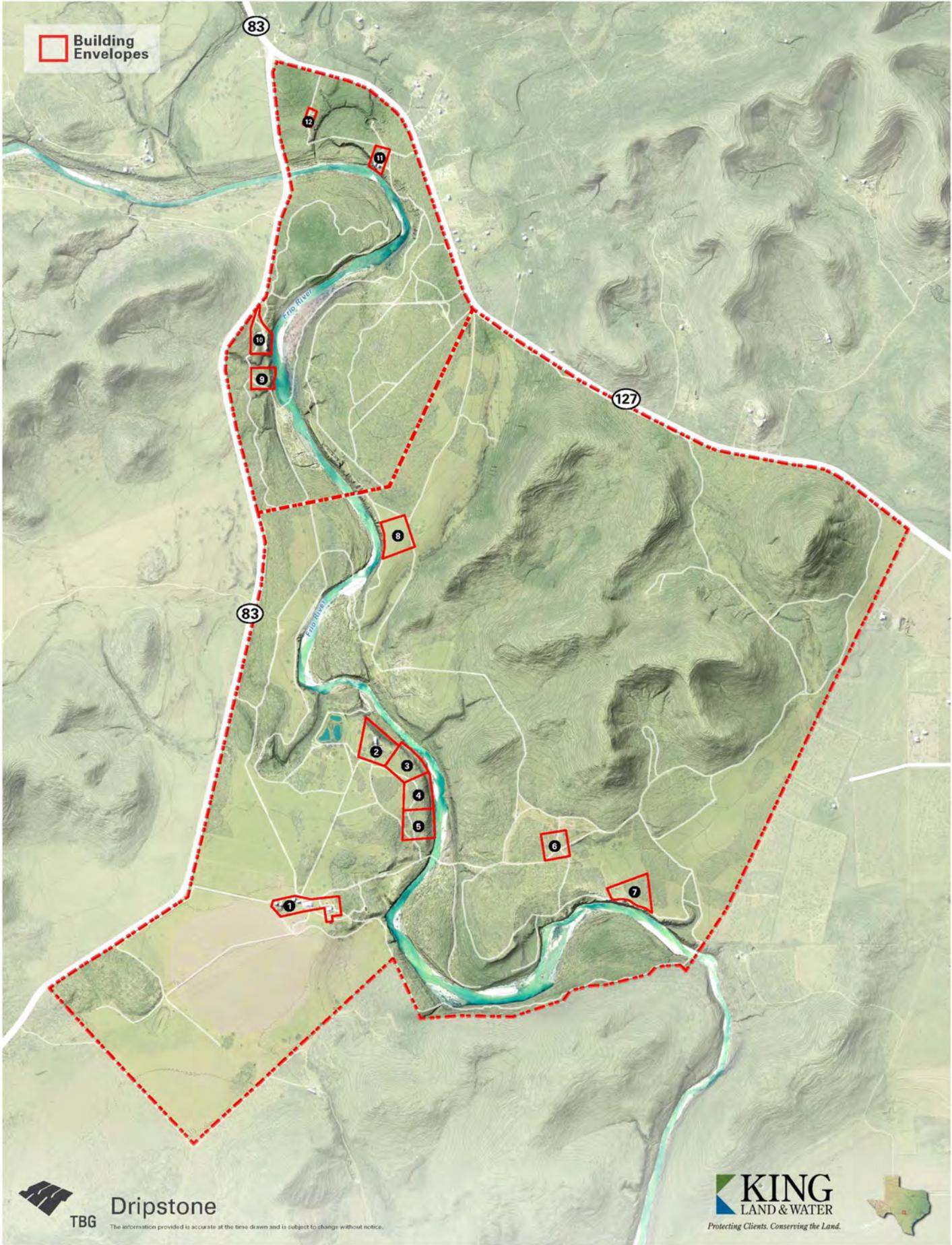
Concan

Dripstone

Sabinal

 **Dripstone**
The information provided is accurate at the time drawn and is subject to change without notice.

 **KING**
LAND & WATER
Protecting Clients. Conserving the Land.



 Building Envelopes



TBG

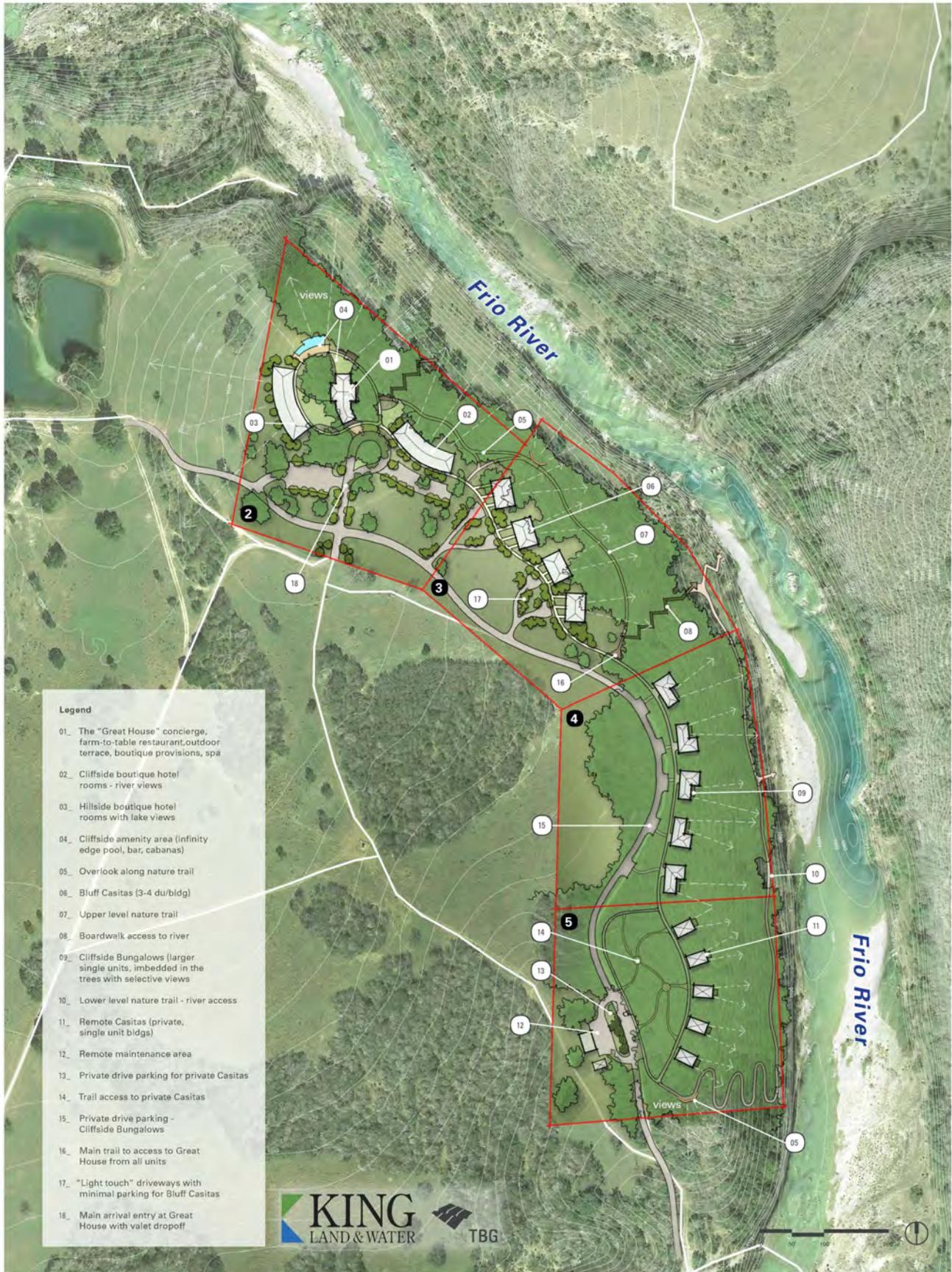
Dripstone

The information provided is accurate at the time drawn and is subject to change without notice.

 KING
LAND & WATER

Protecting Clients. Conserving the Land.





Legend

- 01. The "Great House" concierge, farm-to-table restaurant, outdoor terrace, boutique provisions, spa
- 02. Cliffside boutique hotel rooms - river views
- 03. Hillside boutique hotel rooms with lake views
- 04. Cliffside amenity area (infinity edge pool, bar, cabanas)
- 05. Overlook along nature trail
- 06. Bluff Casitas (3-4 du/bldg)
- 07. Upper level nature trail
- 08. Boardwalk access to river
- 09. Cliffside Bungalows (larger single units, imbedded in the trees with selective views)
- 10. Lower level nature trail - river access
- 11. Remote Casitas (private, single unit bldgs)
- 12. Remote maintenance area
- 13. Private drive parking for private Casitas
- 14. Trail access to private Casitas
- 15. Private drive parking - Cliffside Bungalows
- 16. Main trail to access to Great House from all units
- 17. "Light touch" driveways with minimal parking for Bluff Casitas
- 18. Main arrival entry at Great House with valet dropoff

KING
LAND & WATER

TBG

KING
LAND & WATER

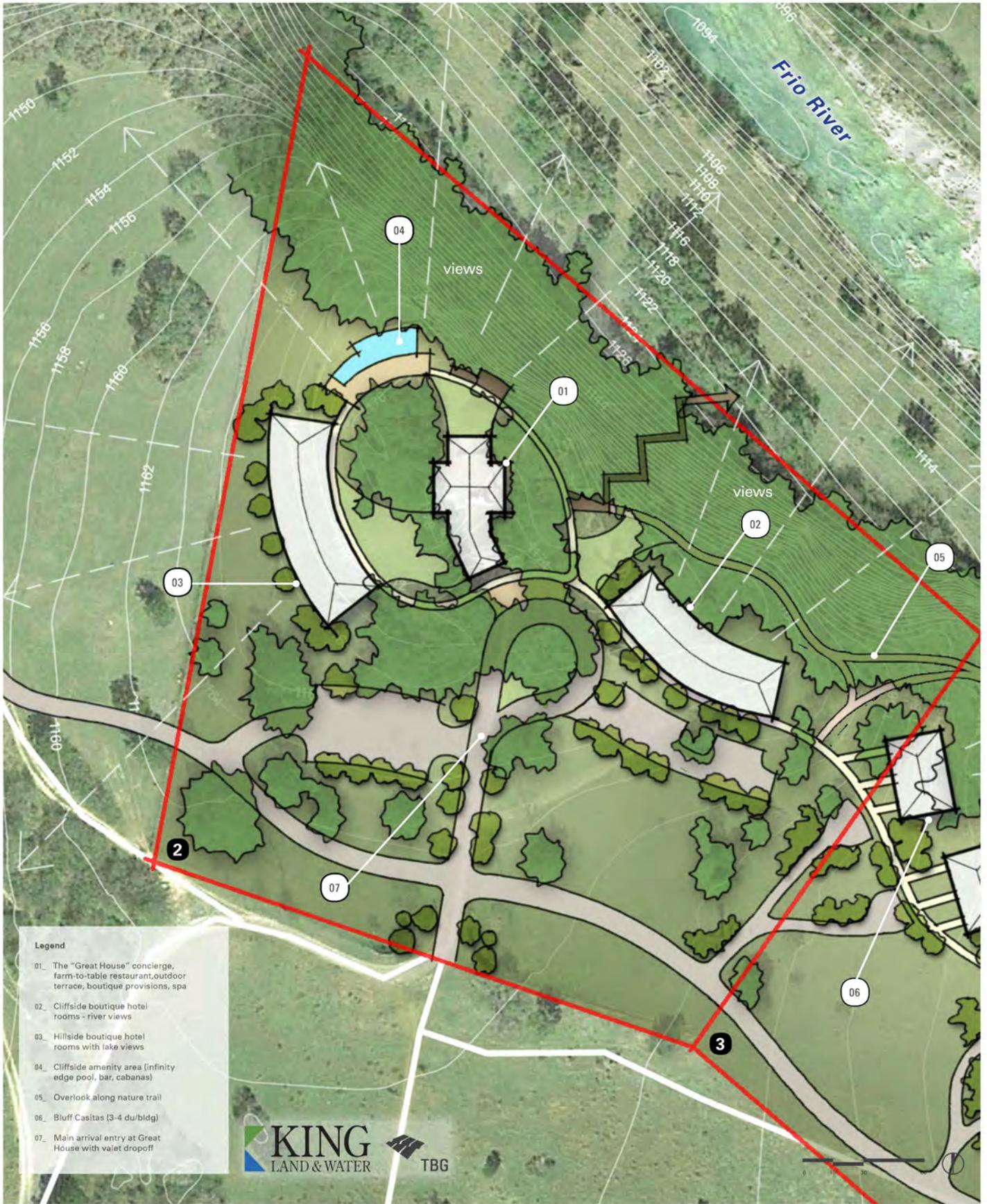
TBG

Dripstone

Ecodge
Illustrative

Uvalde County, Texas
04/07/21





- Legend**
- 01_ The "Great House" concierge, farm-to-table restaurant, outdoor terrace, boutique provisions, spa
 - 02_ Cliffside boutique hotel rooms - river views
 - 03_ Hillside boutique hotel rooms with lake views
 - 04_ Cliffside amenity area (infinity edge pool, bar, cabanas)
 - 05_ Overlook along nature trail
 - 06_ Bluff Casitas (3-4 du/bldg)
 - 07_ Main arrival entry at Great House with valet dropoff

KING
LAND & WATER

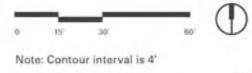
TBG

KING
LAND & WATER

TBG

Dripstone Great House Concept

Uvalde County, Texas
04/07/21





Minerals

Seller will retain 50% of minerals owned.

Aquifer recharge credits: Seller 50%,
Buyer 50%

Price

\$15,350,000

Contact

James King, Agent

King Land & Water, LLC

432 426.2024 Office

432 386.2821 Cell

James@KingLandWater.com

Harrison King, Agent

King Land & Water, LLC

512 840 1175 Office

432 386.7102 Cell

Harrison@KingLandWater.com

Disclaimer

This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.

[Information About Brokerage Services](#)



Protecting Clients. Conserving the Land