

# CORNER HILLS RANCH

1,074± ACRES | MCCULLOCH COUNTY, TEXAS



TEXAS  
RANCH  
SALES, L.L.C.



# CORNER HILLS RANCH

1,074± ACRES | MCCULLOCH COUNTY, TEXAS

This impressive 1,074± acre recreational, hunting and working cattle ranch in the heart of the Texas Hill Country is centrally located between Mason, Brady and Llano, Texas. The Corner Hills Ranch has a long history of producing several trophy whitetail bucks in the past. This is a turn-key ranch and prime destination from anywhere in the country.

- 4BR/3BA/1HB MAIN HOME
- 4BR/4BA/1HB HUNTING LODGE
- GRASS AIRSTRIP AND HANGAR
- STEEL-PIPE CATTLE PENS
- LIGHTED ROPING ARENA
- 12 DEER PENS
- EXPANSIVE RANCHING INFRASTRUCTURE
- CROSS-FENCED INTO 8 LOW-FENCED PASTURES
- 6 WATER WELLS
- 5 PONDS
- PANORAMIC VIEWS ON BACK OF PROPERTY
- LUSH AND IMPROVED PASTURES
- WELL MANAGED WILDLIFE HERD





# MAIN HOME



The 4,200± square-foot main home features four bedrooms, three full bathrooms and one half-bath. This two-story home has a two-bay garage and second floor game room with a balcony.





# HUNTING LODGE





# RANCHING INFRASTRUCTURE





# WATER FEATURES

Corner Hills Ranch is well watered with, two wells servicing the main home, lodge and cabins, three irrigation-strength wells (one is not currently in service), and two windmills with concrete storage tanks. Additionally, there are five ponds on the property providing drinking water to livestock and wildlife.







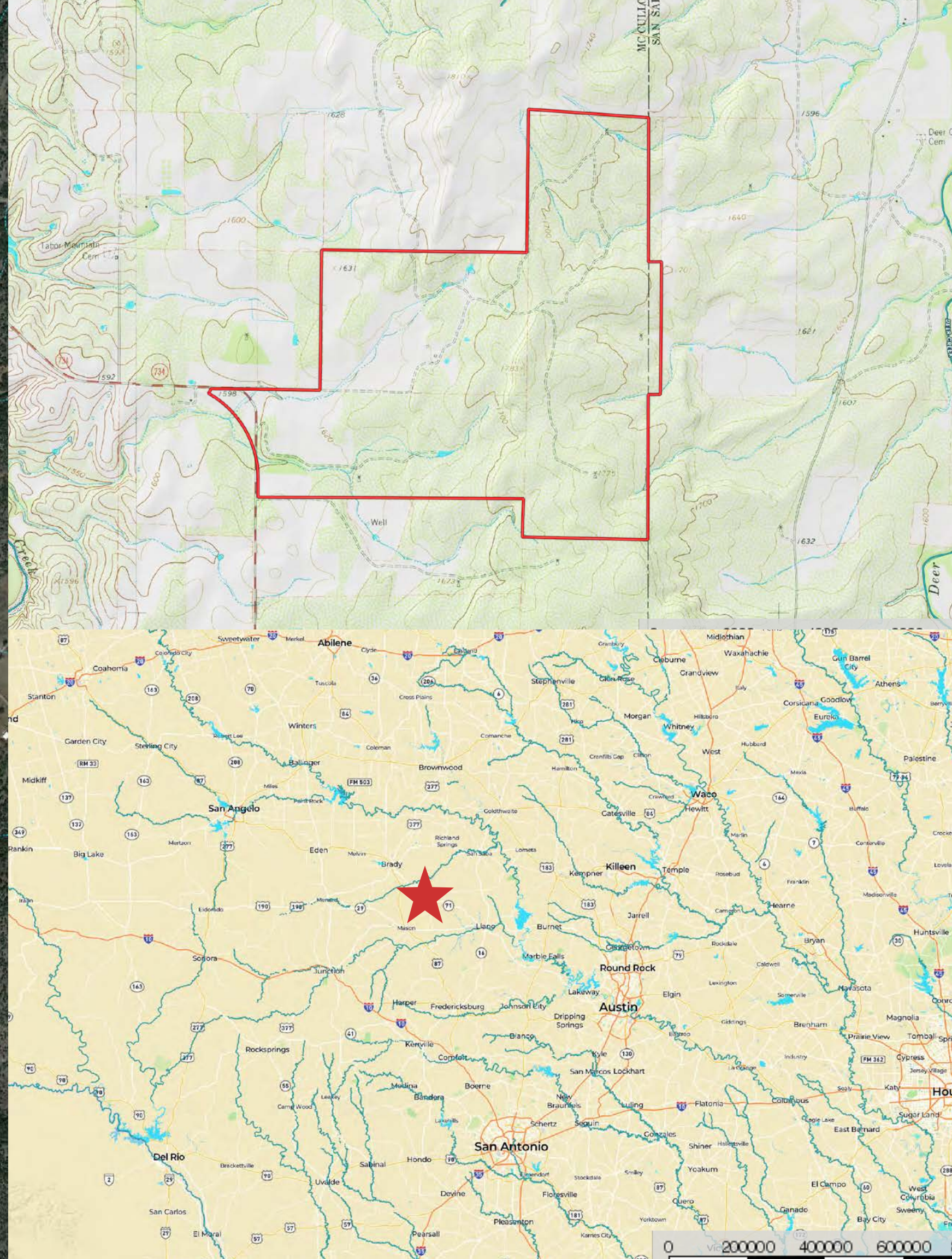
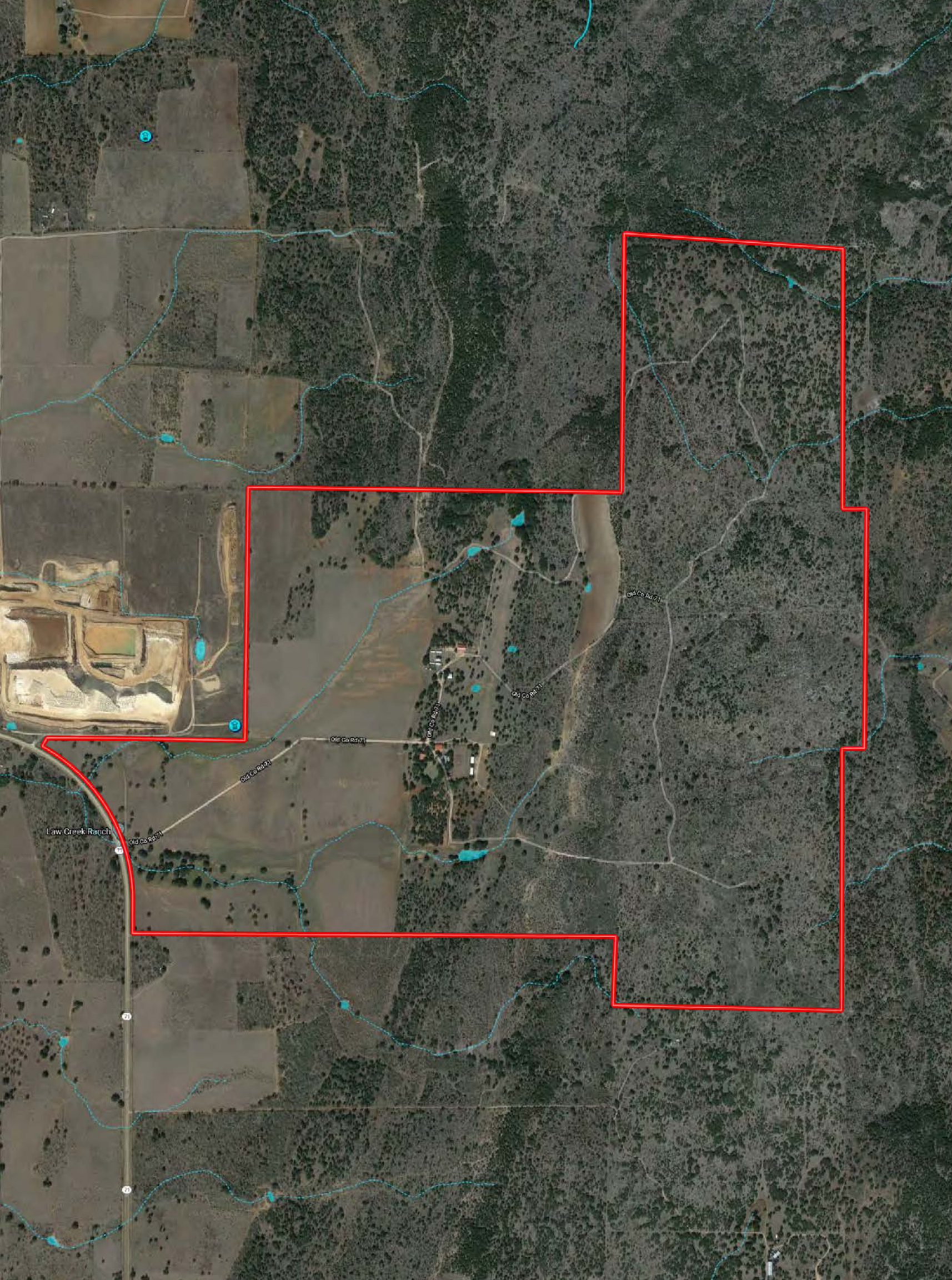


# WILDLIFE & HUNTING

Wildlife is abundant on the Corner Hills Ranch and the ranch has a long history of producing several trophy whitetail bucks in the past. A well-managed herd of exotics including axis, blackbuck, fallow, sika, red stag, and aoudad offer year-round hunting opportunities.













# Partner with a trusted loan advisor.



## WHY CHOOSE CAPITAL FARM CREDIT?

- Our cooperative dividend program pays you cash-back - effectively lowering your cost of borrowing.
- Local decisions from experienced rural lenders and appraisal staff.
- Loans remain serviced by Capital Farm Credit after closing.
- Financial Strength & Longevity - Texas' largest rural lender with nearly 70 offices across 192 counties, for 102 years.
- Variety of loan structure options, variable and fixed rates (1 to 30 years.)
- No balloons or prepayment penalties.

\*Rates are subject to change without notice.

## **PATRONAGE DIVIDEND EXAMPLE:** on a \$500,000 loan at 5.95% interest

Based on the 2017 patronage declaration, a Capital Farm Credit member would receive:

**\$6,500 in Cash** (represents over 22% of total interest paid)

**\$8,000 in Allocated Equities** (represents over 27% of total interest paid)

## **EFFECTIVELY LOWERING THEIR INTEREST RATE TO 3%**

\* Calculations based on as if the loan was made January 1, 2017. CFC has consistently made capital distributions in each of the last several years. However, past distributions should not be construed as potential future distributions. Each year, the board of directors make a decision regarding capital distributions after evaluating the Association's capital and overall financial condition. Information provided for informational purposes only. Actual patronage dividends may vary.

## FINANCING:

Rural Real Estate (Ranches and Farm Land)  
Rural Home Purchase, Refi or Construction  
Property Improvements  
Operating Capital  
Livestock & Equipment  
Agribusiness Operations  
Equipment & Facility Leasing

## SERVICES:

Real Estate Appraisal  
Crop Insurance- [MyAgri-Insurance.com](http://MyAgri-Insurance.com)  
Equipment Purchase, Lease or Refi- [AgDirect.com](http://AgDirect.com)  
Credit Life Insurance

## Together we're better.

Partnership that really pays.



**BRETT RIFF Sr. Vice President** NMLS835201

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