



OAK TREE RANCH

~220 ACRES

Bandera County
Pipe Creek, Texas

*"... but the best way to see what God made is
from the back of a horse."*

~ Charles M. Russell (1864-1926)

The Oak Tree Ranch

Since 1992 the Stewart family has owned this 220-acre ranch. Don and Frannie raised and sold Thoroughbred and Quarter Horses and were respected members of the Texas and American Quarter Horse Association. Although they mostly bred and sold, one gray filly, disregarded by potential buyers and other breeders, became special to Frannie and to everyone's surprise but Frannie, her Fightin' Jane turned out to be a very successful racer at

Ruidosa Downs. Frannie and her horse were even featured in Quarter Racing Journal after a series of successful wins.

The Oak Tree Ranch is 6 miles south of Bandera and 2 miles north of Pipe Creek and has about a mile of fenced, native grass frontage on Highway 16.

The ranch is everything you'd expect a profitable horse breeding operation to be.

Homes-

White brick Main house with covered back porch and limestone rock patio : +/-2,500 sq. ft. 3br, 2 bath

Doublewide manufactured home: +/-2,000 sq. ft. 3 br, 2 bath

Workers house: +/-800 sq. ft. 2 br, 1 bath

Horse Operation-

Office: +/-1,600 sq. ft.

Paved roads to all of the amenities

Several thousand feet of black plastic and wood fencing

2 horse walkers

Several equipment barns

35' X 80' hay barn

50' X 85' covered round pen and wash rack

45' X 150' 18 stall horse barn with office and tack room

45' X 140' 11 stall horse barn with office and vet stock

15' X 75' 6 stall open horse barn

50' X 80' large open area pavilion for entertaining/storage

9 large turnout pastures all with covered sheds and water

10 100' X 300' turnouts with covered sheds and water

Outdoor stallion corral

Water-

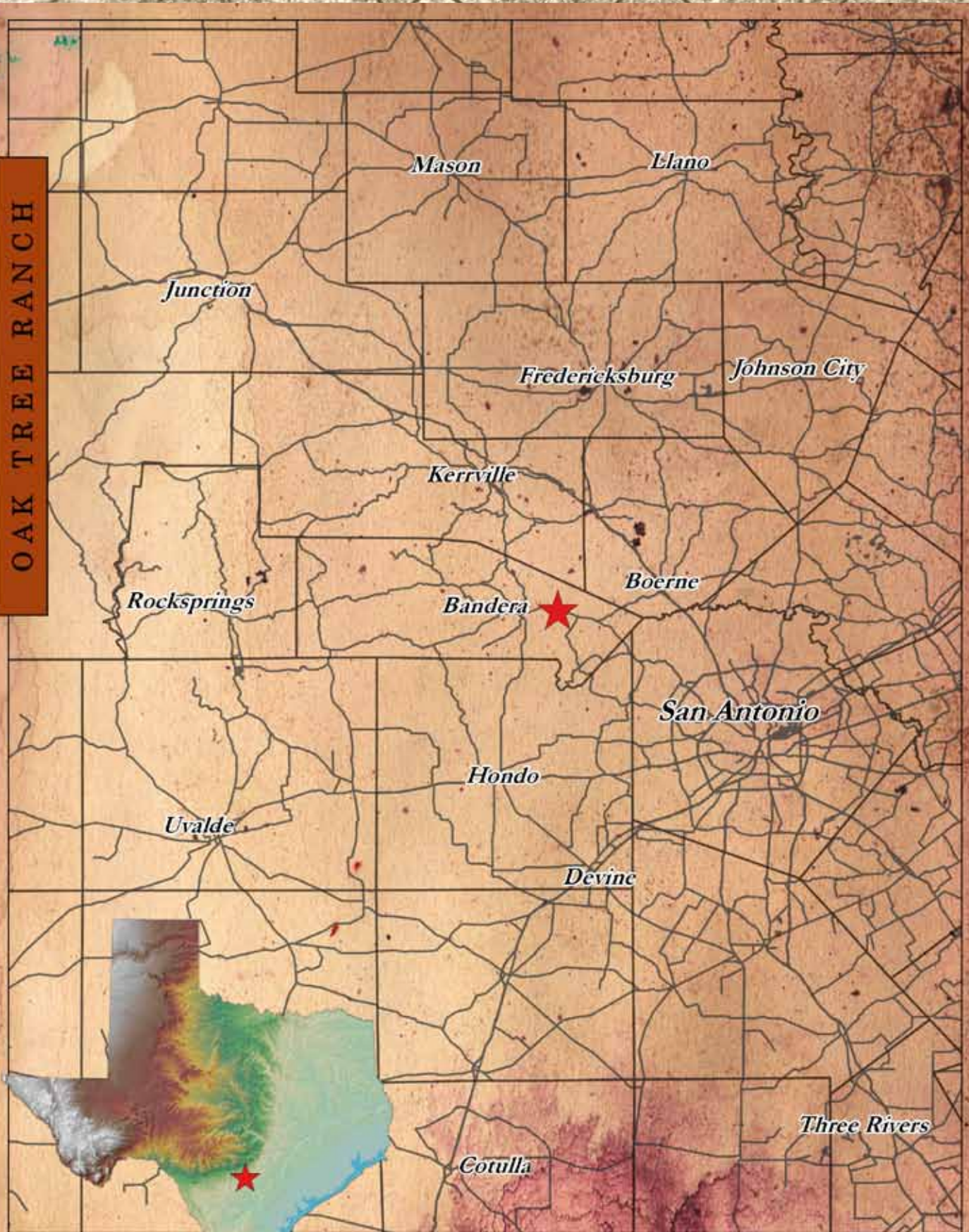
The ranch is serviced by 2 water wells

There is also a seasonal creek running through the property that is dammed up to create a pond

Topography/Vegetation-

Most of the ranch is level to gently rolling with native grasses and improved pastures. About 40 acres of the

OAK TREE RANCH



Map holds no warranties, express or implied





Real Estate GIS



250 0 250 500 750 1000 ft

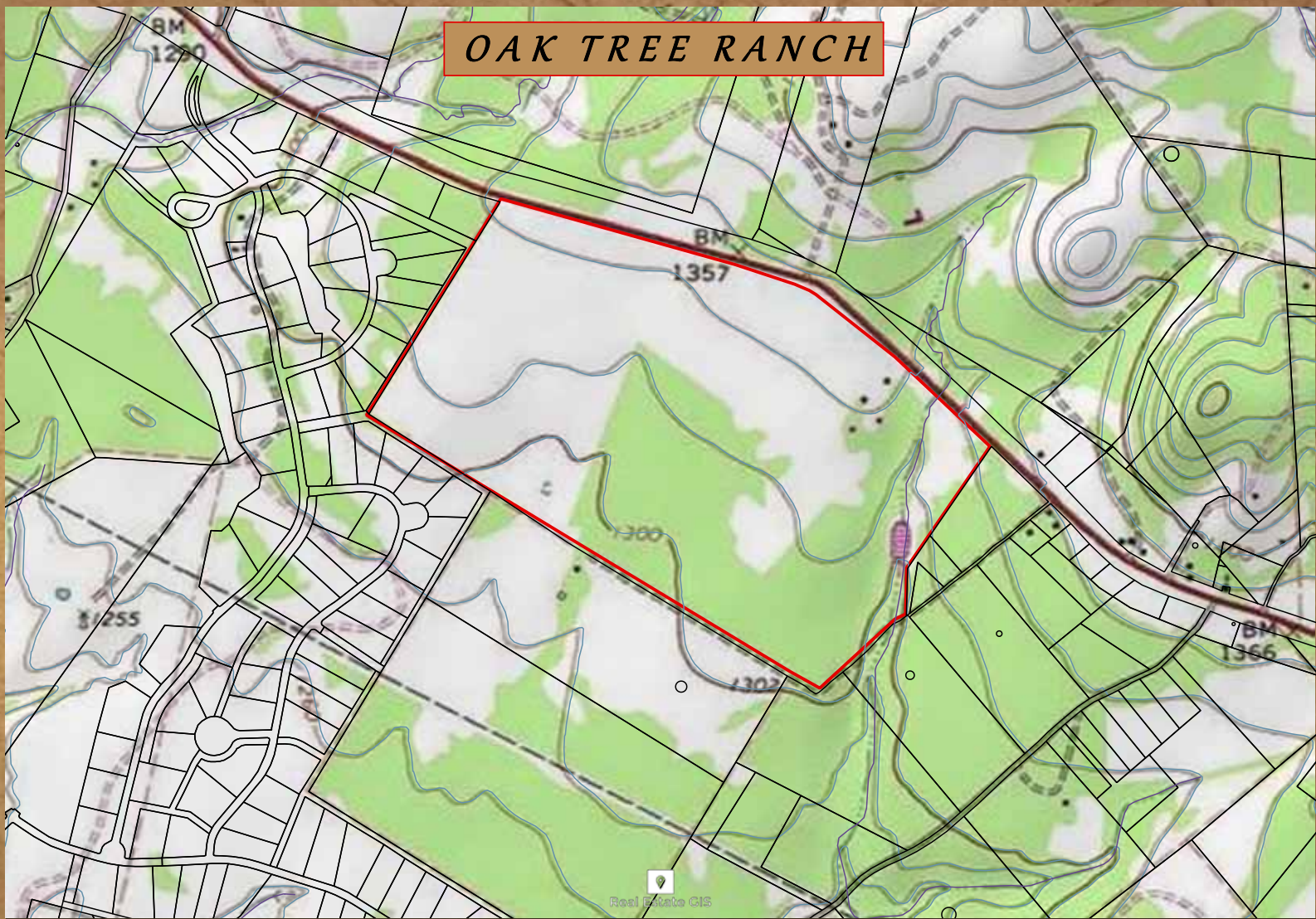
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**STRANSKY
PROPERTIES**

