

# BOOT RANCH

*A Place of Sanctuary  
for Families*



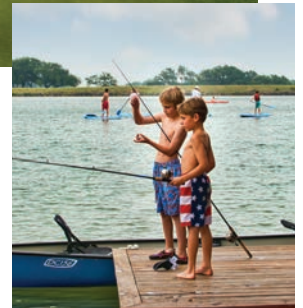
FREDERICKSBURG, TEXAS: Not long ago, most Texan livelihoods were tied to the land, whether it be ranching, farming or wildcatting for oil. After a long week of work in relative isolation, families relished the opportunity to socialize with one another. The sanctity of family and friends is deeply rooted in Lone Star culture to this day, as is a pride of place that has few rivals.

The private club community of Boot Ranch in the Texas Hill Country embodies this culture, where members experience legendary recreation with their extended families and friends. Each property purchase at Boot Ranch includes a multi-generational membership that extends club privileges to the member's adult children, grandchildren, and parents.

## *A DRIVE-TO DESTINATION FOR MILLIONS OF TEXANS*

"It's common for Texas families to have branches in Houston, Dallas, Fort Worth, Austin or San Antonio, and all are within a half-day's drive of Boot Ranch," says Sean Gioffre, broker at Boot Ranch Realty. "The ease of getting the family together here, without the hassle of air travel, has made Boot Ranch more appealing than ever this year. It's a magnet for kids and grandkids eager to get out of the cities."

Adding to the appeal is a top-rated golf course designed by Hal Sutton and what's been described as "the greatest practice facility in golf, spanning an 'everything's bigger in Texas' 34 acres." There's also a lighted putting park (the largest putting green in Texas), a 55,000 square-foot clubhouse, pool complex, fitness center, and a stocked lake for fishing, swimming and paddle boarding. Five miles away is the historic town of Fredericksburg, surrounded by more than 50 wineries with tasting rooms. ■



The 34-acre Practice Park at Boot Ranch (the largest in the state) includes a three-sided driving range to work on your swing in various wind directions. Its lighted Putting Park has a 43,000 square-foot green (by comparison, Pebble Beach Golf Links average green size is 3,500 square feet).



*Real estate opportunities include cabins and homes from \$1.3 million, estate homesites from \$300,000 to \$2.5 million, and shared-ownership Sunday Houses that are fully furnished and managed by Boot Ranch. For more information, please visit [BootRanch.com](http://BootRanch.com).*