



HILL COUNTRY

SOUTH TEXAS

WEST TEXAS

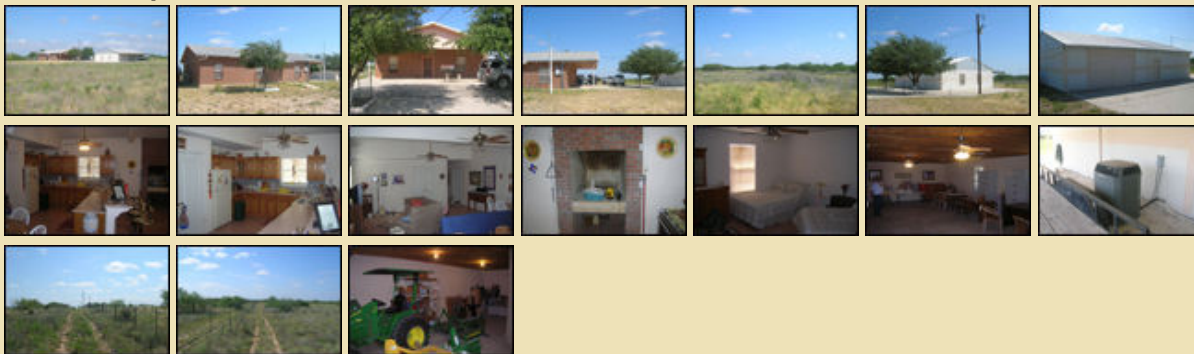
ZAPATA COUNTY HUNTING/RECREATIONAL RANCH

(Private, Ranch House, Electricity, Wildlife)

100 Acres

ZAPATA COUNTY, TEXAS

Ground Snapshots



LOCATION: Located 6.5 miles northeast of San Ygnacio in Zapata County just off FM 3169, or 14 miles northwest of Zapata, the county seat, or 30 miles south southeast of Laredo, or 140 miles south southwest of San Antonio or 210 miles southwest of Austin, or 280 miles southwest of Houston or 400 miles south southwest of Dallas. All distances are measured straight-line "as the crow flies".

BACKGROUND INFORMATION: This 100 acre South Texas ranch is part of a much larger ranch that has been in the same family for many years. It has always been used for hunting and ranching operations. It is located in the game rich area of Zapata County within easy driving distance of the city of Zapata where there are grocery, feed and hardware stores. Motels, restaurants and medical facilities are located there as well. Falcon Lake, with world class bass fishing lays just a short drive away.

REASON OF SALE: The owner has decided to sell this property for estate planning purposes.

METHOD OF SALE: The Owner (Seller) has given Thornton Ranch Sales exclusive written authorization to sell this fine property. The Seller will convey the property by a General Warranty Deed, provide a current survey and a standard Owners Policy of Title Insurance. The property is offered "For Sale" for all cash or any other terms acceptable to Seller.

DESCRIPTION: This outstanding property is rich in game with deer, hogs, quail and dove inhabiting the property. You will find a happy mixture of high protein native browse, mesquite and native grasses that

benefit wildlife. Topography is flat to rolling with heavy brush and open meadows. This ranch is very special as there are no easements through and access is gained from a deeded easement that ends at the ranch gate. The property has sizable ranches on all sides. There is electricity on the ranch and a water catchment system that supplies the house and barn/guest quarters. This is a turn-key ranch with a custom built two bedrooms, one bathroom brick ranch house on slab. It has a full kitchen, brick fireplace, central heat and A/C, living and dining rooms. The barn is divided into a storage facility and bunkroom/game room with full bath and central heat and A/C plus built in gun closet.

WILDLIFE, HUNTING, RECREATION: The wildlife population includes native whitetail deer, hogs, and dove. Area genetics and high protein browse set the table for trophy deer. Whether you are a bow hunter, rifle hunter, bird hunter, photographer, birdwatcher, outdoorsman, or a student of nature, the wildlife on this ranch will keep you challenged and entertained. The ranch offers the opportunity for horseback riding and varied activities such as hiking, exploring, camping, four wheeling, bird-watching, nature walks, star gazing or sitting on the edge of a field with your binoculars and searching for wildlife are all available for the taking. Or if you desire to simply get away from it all and enjoy Mother Nature at her best, this is a tranquil ranch with plenty of privacy. An absolute playground in the making ready for enjoyment by adults, children and grandchildren.

MINERAL RIGHTS, WATER RIGHTS, AIR RIGHTS: All water and air rights and will be conveyed to Buyer subject to no leases. No minerals will be conveyed.

POSSESSION: Possession of the Property subject to no hunting or grazing leases and shall be delivered to the buyer on the date of closing and funding. However, Seller shall have 30 days after closing to remove any livestock or personal property that is not conveyed to the buyer.

IMPROVEMENTS: Almost new 2 bedroom one bath modern brick home and a neat combination barn with bunk room and game room. The ranch is high fenced on three sides and low fenced on one side that opens up to a large ranch. One side of the high fence can be converted to low fence if so desired. There is electricity and a water catchment system to serve the house and barn. Several internal roads make the ranch readily accessible. Electric service is in place.

PRICE: \$349,500.00 (\$3,495.00 an acre)

TERMS: All cash at closing.

LOCAL AREA INFORMATION:

<http://www.co.zapata.tx.us/ips/cms/> Zapata County

<http://www.city-data.com/city/Zapata-Texas.html> City Of Zapata

<http://zapatachamber.com/cwt/external/wcpages/index.aspx> Zapata Chamber of Commerce

<http://www.cityoflaredo.com/Airport/> Laredo International Airport

<http://www.tpwd.state.tx.us/fishboat/fish/recreational/lakes/falcon/> Falcon Lake

AIRPORT INFORMATION: The Laredo International Airport is located just 30 miles northeast of this property.

POTENTIAL USES: This ranch could be the retirement or permanent home for someone wanting to own such a property yet be in close proximity to a large town with all the amenities: Grocery stores, hospital, doctors, farm and ranch stores, restaurants, movies, department stores, schools, etc. Those towns being Zapata or Laredo where there is always something going on in the form of arts and entertainment. Also, if one had the interest, this would be a perfect setting to raise B & C deer and trophy exotics. This is an absolute candidate for a high fenced ranch with enough brush for cover. Also a beautiful weekend recreational ranch for the family.

SHOWING COORDINATION: This ranch is available for inspection seven days a week by prior appointment only. CALL: Frank J. Carter (956) 740-4849 at any time for showing coordination, service and support. Or contact Frank via E-Mail:frankcarter220@yahoo.com

NOTE: This information was obtained from sources deemed reliable and is presented subject to errors, omissions, change of price or conditions, prior sale or withdrawal from the market without notice and is provided by Thornton Ranch Sales without any guarantee, warranty or representation, express or implied.

Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Thornton Ranch Sales, Frank J. Carter, broker.

Thornton Ranch Sales hereby notifies Buyers of real estate that properties may be subject to Oak Wilt, Drought, Flood, Hurricanes, Tornadoes, Infestation, Allergens, Economic influences, Disease and other acts of God, Nature or Man.

MAPS:

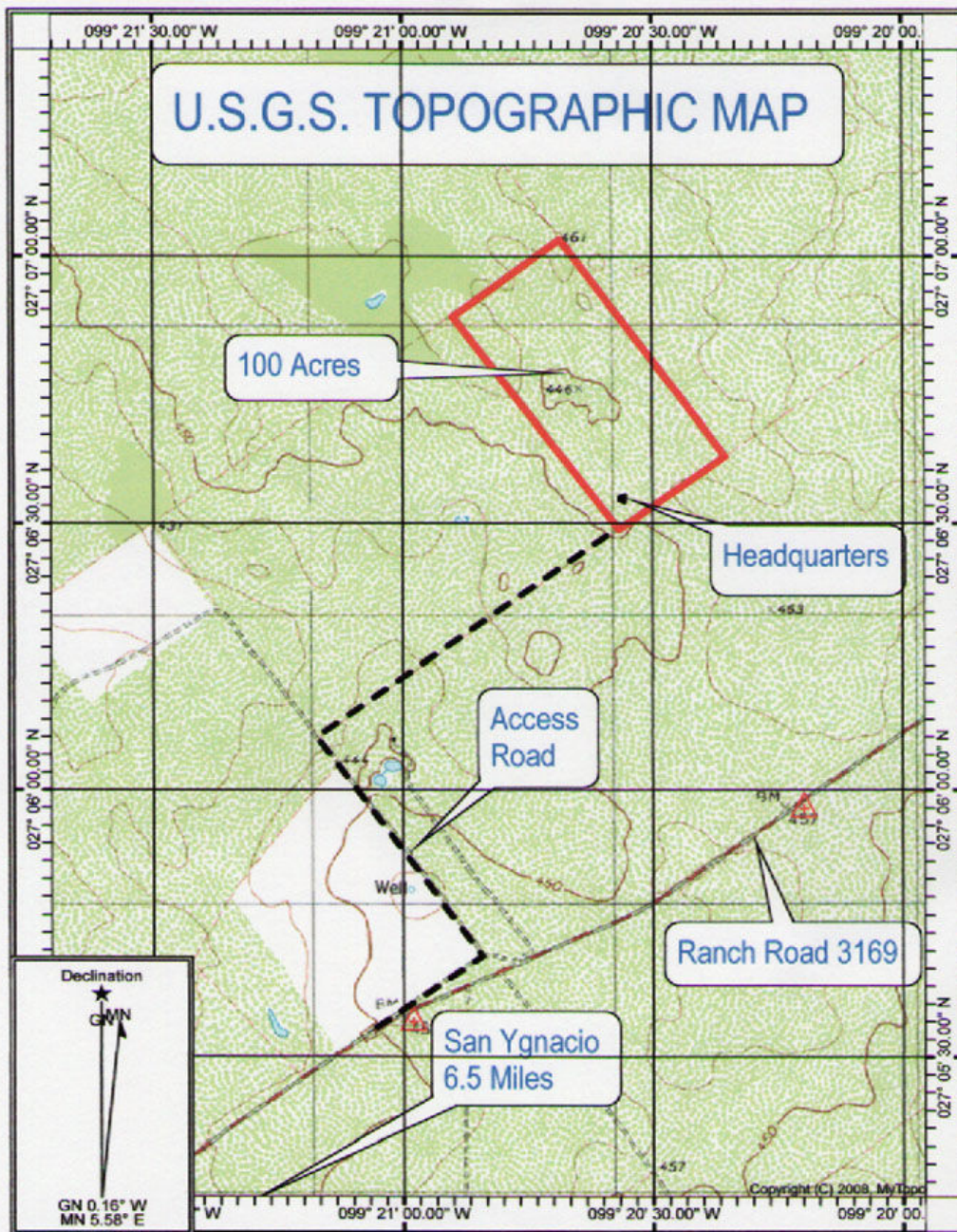
TEXAS HIGHWAY MAP



ZAPATA COUNTY ROAD MAP



U.S.G.S. TOPOGRAPHIC MAP



For more information on this property see our Invitation to Buyers.

