



HILL COUNTRY

SOUTH TEXAS

WEST TEXAS

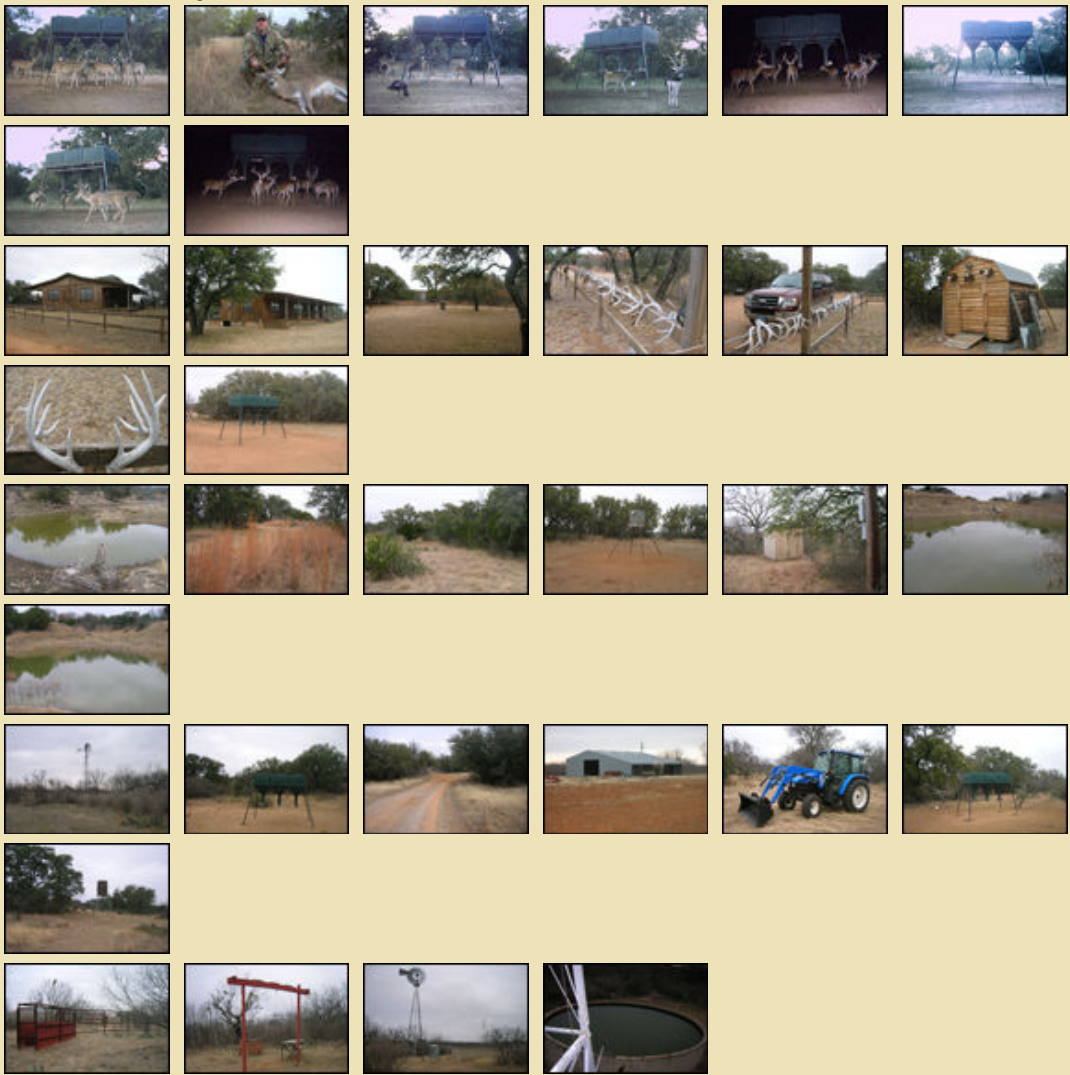
HIGH-FENCED TURN-KEY HUNTING-RANCHING-RECREATION RANCH

(B & C Whitetail, Turkey, Exotics, Quail, Dove, Lakes, Ponds, Springs, Nice Hdq Complex)

1,055.217 ACRES

MCCULLOCH & SAN SABA COUNTIES, TEXAS

Wintertime Snapshots



LOCATION: Located 1.5 miles northeast of Cowboy Cemetery; 19 miles northeast of Brady which is the County Seat; 26 miles west northwest of San Saba; 42 miles northwest of Llano; 130 miles northwest of Austin; 135 miles north northwest of San Antonio; 170 miles southwest of Dallas; or 250 miles northwest of Houston. All distances are measured straight-line "as the crow flies".

BACKGROUND INFORMATION: For many years this ranch has been owned used as a hunting, entertaining, recreation retreat by a Dallas businessman. Most of the improvements, which include a comfortable headquarters lodge, high fence, 6 ponds and a great internal road system, were built on or after 1985. All the work has already been done on this turn-key ready to use and enjoy ranch.

METHOD OF SALE: The Owner (Seller) has given Thornton Ranch Sales written authorization to market this ranch. The Seller will convey the property by Special Warranty Deed, provide and pay for a standard Owner's Policy of Title Insurance, and provide a current/recertified survey. The Seller will accept all cash or provide liberal financing on a non-recourse, fixed interest Note to a qualified buyer as hereinafter described.

DESCRIPTION: Scenic, pristine, peaceful, secluded, accessible, usable, well improved, private, Boone & Crocket class white-tail deer, trophy blackbuck antelope and beautiful heart of Texas Hill Country land are words that come to mind when I think of how to describe this ranch. This small, well improved ranch has an abundance of highly desirable characteristics commonly sought by many prospective buyers. Specifically, with approximately one mile of frontage on county road 434 which forms the west boundary line, access is superb. Privacy is assured as there are no road easements through the property to serve other people and there are no public roads adjacent to the ranch other than the above described county road. There is an 1,800 sq. ft. rustic cedar cabin situated high on a hill top with views that will take your breath away. Though not extravagant, this well designed headquarters complex is ideal for comfortable living and entertaining. Located about one mile from the cabin you will find a 2400 sq. ft. quality metal barn with a concrete floor and large drive-thru doors. All improvements are in excellent condition and ready to use. The ranch is located in a great neighborhood of similar size properties and it is entirely enclosed with a high deer proof fence built in 1996. The ranch is exceptionally well watered by four good potable drinking water wells, 6 stock ponds, 2 springs and a spring-fed creek that flows about 6 months out of the year. This is a two-wheel drive ranch with terrain elevations varying from 1,420 to 1,582 feet. There is just enough terrain elevation deviation to give the land character and provide awesome views from the high points. There is about 60 acres of previously cultivated tillable land scattered around the property that is ideally suited for food plots. The balance of the ranch has an excellent mixture of trees and brush including numerous large live oak trees, Spanish oak, post oak, elm, persimmon, mesquite, cedar and a few pecan trees. There is a good cover of native grasses with numerous beautiful healthy stands of little bluestem waving in the wind. And in the rare event you want to raise livestock instead of wildlife, there is a neat set of steel pipe cattle working pens near the barn area. A superb internal two wheel drive road system accesses all parts of the ranch. And finally, the topography is very compatible for building a correctly oriented 5,000 foot long runway with a minimum of dirt movement in the event you so desire. This classic turnkey "get-away" ranch is reasonably priced and all the heavy work has already been done. It is ready to use and enjoy.

WILDLIFE, HUNTING, RECREATION: The prolific and healthy whitetail deer and blackbuck antelope on this ranch are the result of excellent habitat and an ongoing conscientious wildlife management program for the past 25 years, the last four years of which have been devoted to a concentrated year-round protein feeding program via four 3,000 lb. bulk demand feeders. There is also an outstanding population of turkey and dove. Other wildlife includes squirrels, foxes, armadillos, raccoons, possums and birds of every description. Also included in the sale will be five female llamas. The terrain is well suited for horses and horseback riding. Varied activities such as hiking, exploring, camping, bird-watching, nature walks, communing with Mother Nature or simply relaxing in the air conditioned headquarters lodge or hanging out on two 60 foot long covered porches, one on each side of the lodge, are also available. Additionally, there is an abundance of Indian artifacts and fossils waiting to be found on this ranch.

MINERALS AIR AND WATER RIGHTS: It is believed the Owner owns all the minerals subject to a prior reservation of an undivided one-half (1/2) non-participating interest in the usual one-eighth (1/8) royalty in and to all oil, gas and other minerals in and under the property. Owner (Seller) also owns all air and water rights. All of the mineral, air and water rights owned by the Seller will be conveyed to the buyer subject to Seller's reservation of a participating fifty (50%) royalty interest in all minerals owned by Seller (i.e. all mineral executive leasing rights owned by Seller will be conveyed to the buyer and thereafter Seller will receive 50% of all monies paid on future bonuses, delay rentals and royalties generated by the mineral estate). There are no leases of any kind in effect on the minerals, air or water rights at this time.

POSSESSION: Possession of the Property subject to no leases of any kind shall be delivered to the buyer on the date of closing and funding except Seller shall have 15 days after closing to remove all outside personal property that is not included in the sale, from the Property.

IMPROVEMENTS: 1,800 sq. ft. cabin/lodge with an additional 800 sq. ft. of porches, 2,400 sq. ft. all metal enclosed barn with concrete floor and drive-thru doors, professionally built entranceway into the ranch off County Road 434, four good water wells (1 electric and 3 windmill), six ponds, high deer proof perimeter fence, approximately ten miles of good internal ranch roads. Telephone, high speed DSL and electric service are available and in place.

TAXES: Total annual ad valorem taxes (school, county and miscellaneous) for calendar year 2011 were \$1,543.81 or only about \$1.46 per acre. Said taxes are based on current agricultural use (wildlife management use) status. The property will be conveyed to the buyer with said use designation in effect.

PRICE: \$3,850,750.00 * (\$3,650.00 per acre).

* Price to be adjusted based on the actual number of surveyed acres that will be conveyed by a Special Warranty Deed and insured by an Owner's Policy of Title Insurance multiplied by the price per acre agreed upon by Seller and Buyer.

* All exotics and wildlife on the property are included in the sale. No furnishings, personal property, horses or livestock are included in the sale. However, basically all of OWNER'S personal property now located on the Property (i.e. tractor, equipment, rolling stock, welder, feeders, blinds, house furnishings, utensils, appliances, two 4-wheelers, etc.) is available for sale at a price to be negotiated.

TERMS: (3 options as follows):

(1) All cash at closing.

(2) 20% or more cash down and OWNER will finance the balance on a first lien amortized note for a term of fifteen (15) years at a fixed interest rate of 5.0% with semi-annual payments. Said note to contain no prepayment penalty and be a non-recourse (no personal liability) note secured solely by the property. Said financing to be subject to OWNER'S approval of Buyer's credit, and until the Note is paid in full there shall be no waste of the Property, no subdivision, no strip mining of/on the Property. Said Note to be due on sale in event the Buyer resells the Property before the Note is paid in full.

(3) Any other terms acceptable to OWNER.

LOCAL AREA INFORMATION: Additional information on Brady, San Saba, McCulloch and San Saba Counties, and the local area can be found on the following web sites:

City of Brady: <http://www.bradytx.com/>

City of San Saba: <http://www.sansabatexas.com/>

McCulloch County: <http://www.co.mcculloch.tx.us/ips/cms>

San Saba County: <http://www.co.san-saba.tx.us/ips/cms/>

Brady Creek Reservoir: http://www.tpwd.state.tx.us/fishboat/fish/recreational/lakes/brady_creek/

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

AIRPORT INFORMATION: Curtis Field is located 3 miles northeast of Brady or about 16 miles southwest of

this ranch. It has a 4,605 foot long paved, lighted runway and is open to the public. Hours: 8-8 seven days a week. Both jet and 100LL aviation fuel are available.

BROKER COMMENTS AND MISCELLANEOUS INFORMATION: This ranch is ready to occupy, operate and enjoy. It would take many thousands of dollars and years of hard work, blood, sweat, energy, patience, expertise, luck and hands on management to attain the present condition level of this ranch if you were to start with a typical unimproved parcel of land. The above average quality of the land, abundant water, easy access, improvements, potential airstrip, good pastures, conveyance of all minerals (except for a prior minor non-participating royalty interest reservation), superb wildlife population and reasonable offering price make this fine ranch a buying opportunity. This one is a winner!!!!

SHOWING COORDINATION: This ranch is available for inspection seven days a week by prior appointment only. CALL: Len Thornton (210) 656-1955 at any time for showing coordination, service and support. Or contact Len via E-Mail: len@thorntonranchsales.com. Or if Len is not available, contact FRANK CARTER (956) 740-4849 or 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.

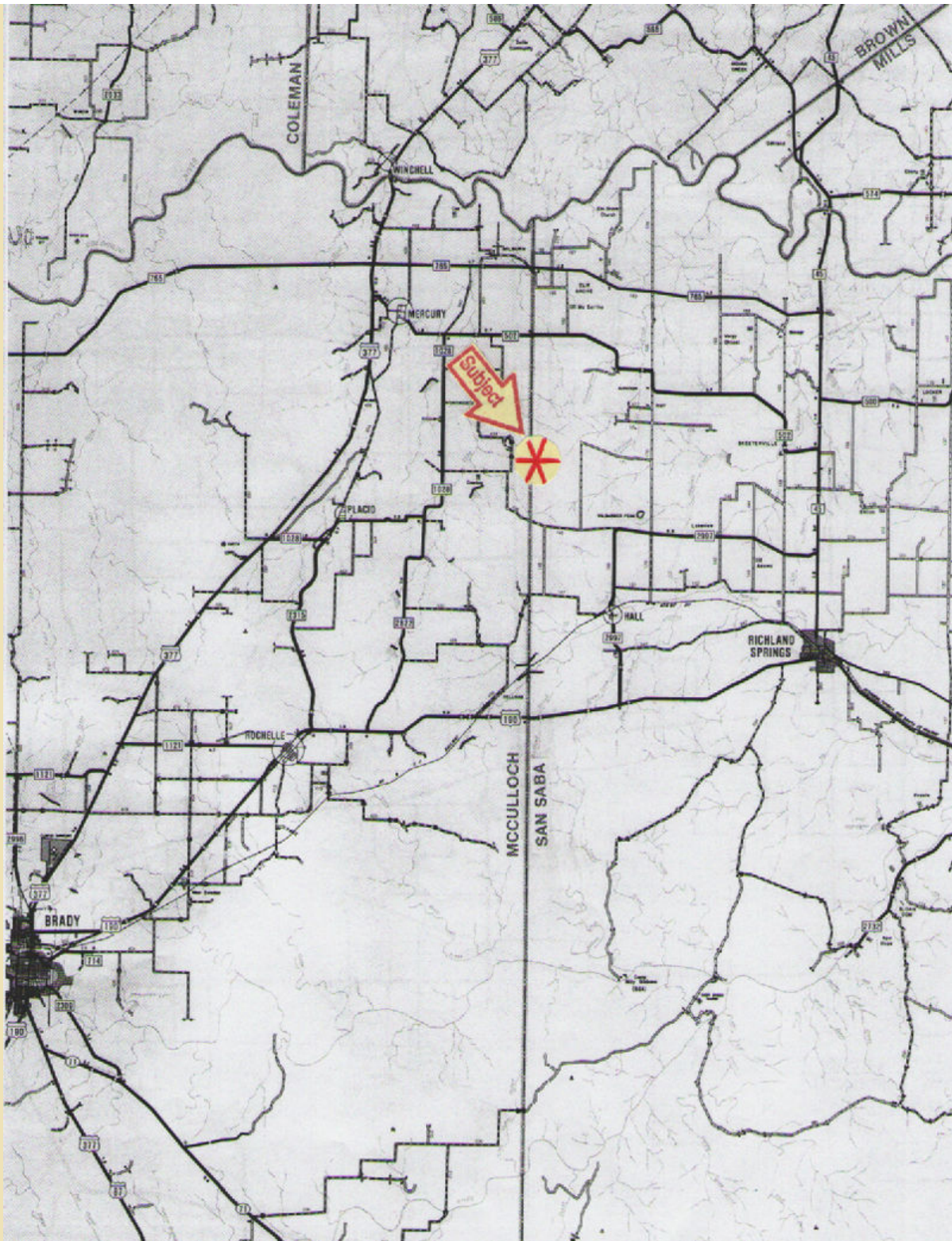
Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Thornton Ranch Sales, Leonard F. "Len" Thornton, broker.

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.

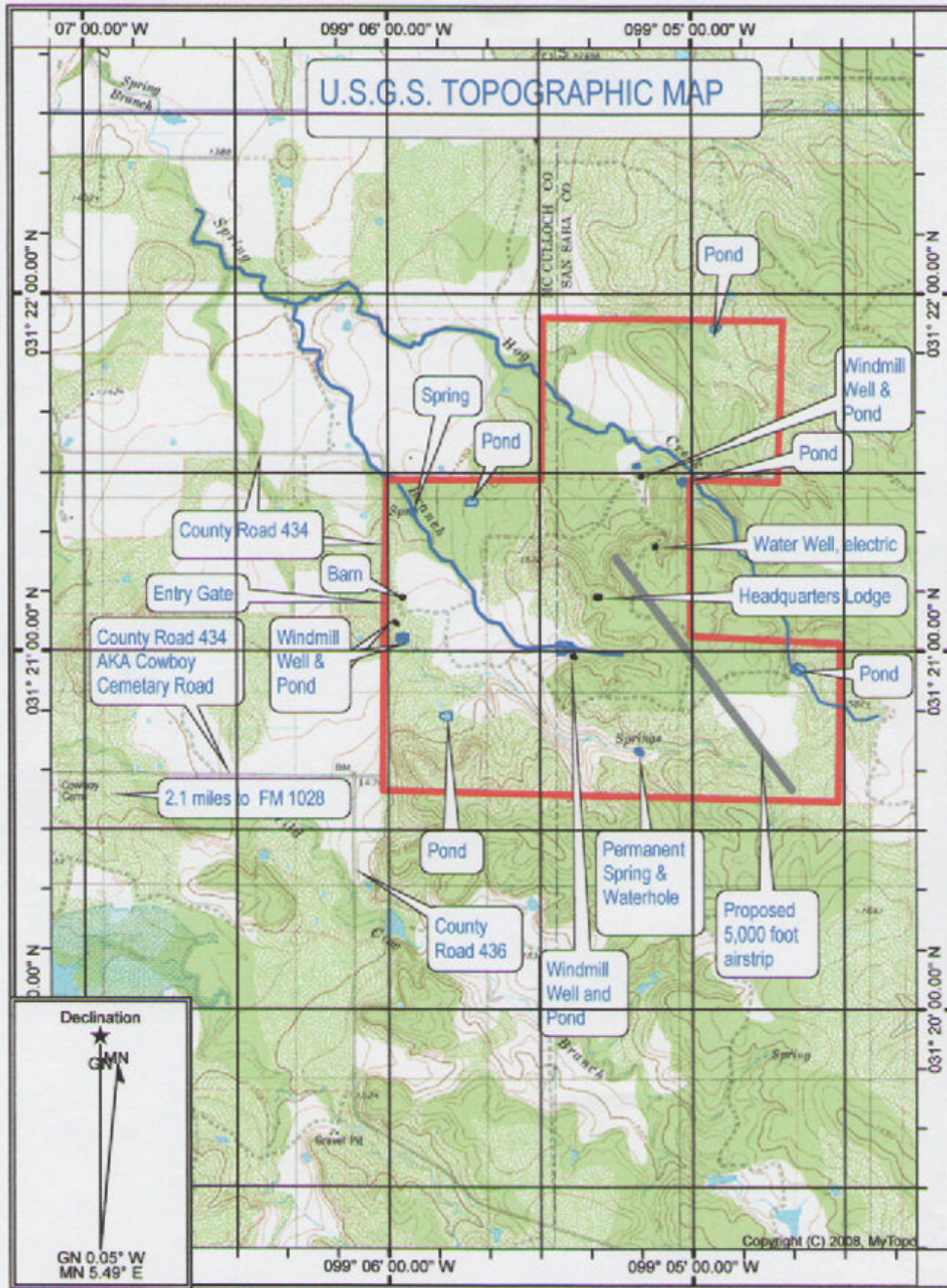
MAPS:



MCCULLOCH & SAN SABA COUNTY ROAD MAP



U.S.G.S. TOPOGRAPHIC MAP



[For more information on this property see our Invitation to Buyers.](#)