



HILL COUNTRY

SOUTH TEXAS

WEST TEXAS

SOUTH TEXAS HUNTING RANCH

(Deer, quail, dove, hogs, cabin, pond, water well, electricity, paved road frontage)

147.37 ACRES

LASALLE COUNTY, TEXAS

Aerial Snapshots



Ground Snapshots



LOCATION: Located in the heart of the Eagle Ford Shale oil/gas play in LaSalle County approximately 10 miles southeast of Cotulla, or 85 miles southwest of San Antonio, or 157 miles southwest of Austin, or 250 southwest of Houston, or 335 miles south southwest of Dallas. All distances are measured straight-line "as the crow flies".

BACKGROUND INFORMATION ON THIS PROPERTY: This ranch has been in the hands of the present owners since May of 2009. The ranch has been game managed and lightly hunted for the past three years.

METHOD OF SALE: The Owner (Seller) will convey the property by a General Warranty Deed, provide a current survey and pay for a standard Owner's Policy of Title Insurance. The property is offered for sale with or without certain personal property included as hereinafter described.

DESCRIPTION: This unique ranch lies in the heart of Big Buck country and has the potential for trophy deer. Other game includes hogs, bobcats, coyotes, quail, ducks and a diverse collection of birds and varmints. There is a small comfortable frame cabin in a beautiful location well off the highway. This is a one of a kind ranch, as most of the ranches that come up for sale in this area are much larger. Access is superb. The ranch has almost one mile of frontage on a paved farm to market road and is easily accessed from IH 35 and Cotulla. The ranch has a stock tank and regional plants that deer like to browse on but most important, the genetics of South Texas. A diversity of plants, trees and brush grow profusely and provide the kind of habitat highly sought by wildlife biologists and game managers. You will find a happy mixture of Black Brush, Guajillo, Guayacan, Acacia and Mesquite, to name a few, all high in protein. Additionally, this ranch possesses many positive characteristics sought by most recreational buyers. This ranch may fulfill your needs if you are searching for an affordable hunting or recreational property with improvements, good neighbors and the ability to own your own South Texas ranch. This would be a great investment for a family or small group.

MINERALS: The ranch is being sold as surface only and no minerals convey.

POSSESSION: Possession, subject to no hunting or grazing leases of any kind, shall be given the day of closing and funding.

IMPROVEMENTS: Refurbished cabin with stove, refrigerator and bathroom. Electricity, new water well, one stock tank. All sides low fenced and good clean senderos. One main gate from FM Road 469. Electrical line to cabin in place and is supplying power.

LIST OF PERSONAL PROPERTY(available for sale over and above the offering price): All deer blinds and feeders located on the property.

PRICE: \$368,425.00 (\$2,500 per acre)

TERMS:

All cash at closing.

LOCAL AREA INFORMATION:

City of Cotulla, Texas: <http://www.texasescapes.com/SouthTexasTowns/CotullaTexas/CotullaTexas.htm>

LaSalle County: <http://www.ci.boerne.tx.us/>

Choke Canyon State Park: <http://www.wildtexas.com/texas-parks/choke-canyon-state-park-calliham-unit>

Choke Canyon Reservoir: http://www.tpwd.state.tx.us/fishboat/fish/recreational/lakes/choke_canyon/

City of Laredo: <http://www.cityoflaredo.com/>

MISCELLANEOUS INFORMATION: All deer blinds and feeders located on the property. The ranch is within easy driving distance to Cotulla. This great little town has grocery stores, restaurants, motels, gas stations, hardware stores, feed stores and a historic downtown retail shopping area. Just 58 miles south of Cotulla is the city of Laredo with just about everything one would need to maintain and run this ranch.

BROKER'S COMMENTS: This property is very accessible with 4,838 feet of frontage on a paved Ranch-to-Market road near Cotulla. It is strategically located in the heart of the Eagle Ford Shale oil/gas play and is ideally suited for use as an oilfield headquarters, supply/storage yard, man-camp, mobile home park, employee living facility, etc. Other than the above this property has superb brush cover and it is in the center of South Texas big buck county.

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 you may contact him 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.

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.

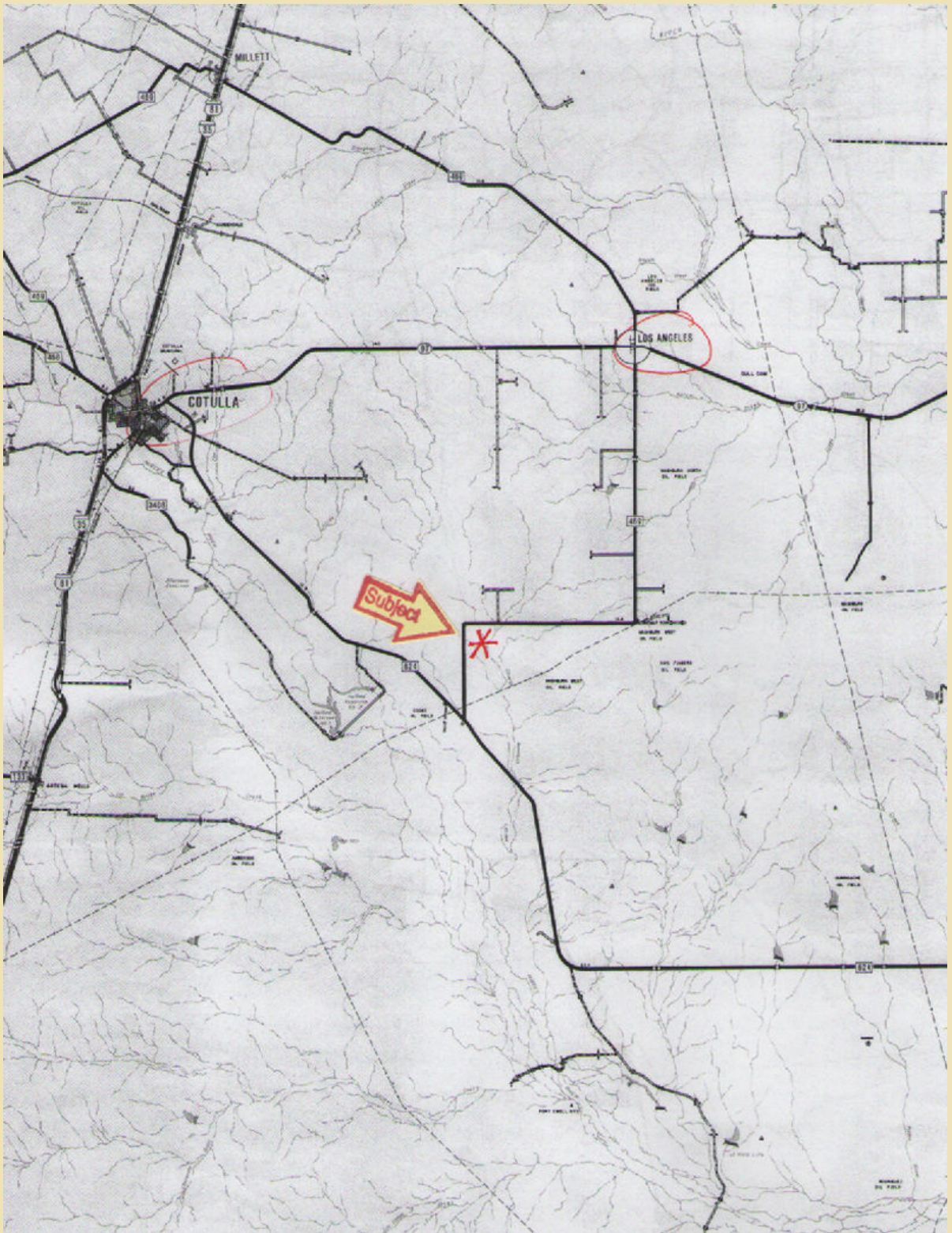
Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Thornton Ranch Sales, Frank J. Carter, broker.

MAPS:

TEXAS HIGHWAY MAP



LASALLE COUNTY ROAD MAP



U.S.G.S. TOPOGRAPHIC MAP

