



HILL COUNTRY

SOUTH TEXAS

WEST TEXAS

ZAPATA COUNTY FARM LAND

(Water Rights, Electricity, Foreman's House, Barn)

1,504.81 Acres

ZAPATA COUNTY, TEXAS

Ground Snapshots



MAPS (attached):

TEXAS HIGHWAY MAP

GOOGLE MAP

TRACT MAP

LOCATION: Located in Zapata County approximately 15 miles north of Zapata which is the county seat, or 30 miles south of Laredo or 170 miles southwest of San Antonio, or 210 miles southwest of Austin, or 290 miles southwest of Houston, or 400 miles southwest of Dallas. All distances are measured straight-line "as the crow flies".

BACKGROUND INFORMATION: This 1,504.81 acre farm has been a productive farming operation for many years.

REASON FOR SALE: The owner has made the decision to sell this property for estate planning purposes.

METHOD OF SALE: The Owner (Seller) has given Frank J. Carter, Broker, exclusive written authorization to sell this fine property. The Seller will convey the property by a General Warranty Deed, provide a standard Owner's Policy of Title Insurance and furnish a current/recertified survey. The property is offered for sale for all cash.

DESCRIPTION: Situated just north of San Ygnacio there are two tracts of fertile farmland on both sides of

Highway 83 totaling 950 +/- acres with 550 +/- acres in brush suitable for hunting/recreation activities. This farm has been in production for many years and a top producer in the valley area. The farms improvements include a foremans house, barn, covered structures and underground irrigation system. The farmland is ready for the new owner to begin cultivation. Water rights to convey include approximately 600 acre feet of Class B and 75 acre feet of Class A water rights. It has about two and one half miles of Rio Grande River frontage and about one and one half miles of Highway 83 frontage. In addition, there water and sewer lines along the west side Highway 83 coming out of San Ygnacio. These utilities can be made available to the east side as well. Native brush high in protein and area genetics support a trophy class deer herd on the 400+/- acre hunting tract. There is also world class bass fishing at nearby Casa Blanca Lake, Falcon Lake and Choke Canyon Lake.

Seller may consider selling 400+/- acre tract separately. Price per acre is \$4,984 on the 1,504 acres.

MINERALS: To include all air, water and timber rights. There are no minerals that convey and this is a surface estate sale only.

POSSESSION: Possession of the Property will be delivered to the buyer on the date of closing and funding.

IMPROVEMENTS: The property is fenced, has electricity, city water underground and sewer to the well side of the highway, irrigation system, foreman's house, barn and several structures.

TAXES: Based on current agricultural use the total ad valorem taxes for calendar year 2013 were approximately \$4,790.00. The property will be conveyed to the buyer with said agricultural use designation in place.

LOCAL AREA INFORMATION:

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

Zapata Chamber of Commerce: <http://www.zapatachamber.com/>

Zapata County Appraisal District: <http://zapatacad.com/index.htm/>

Laredo International Airport: <http://www.ci.laredo.tx.us/airport/>

San Antonio Airport: <http://www.sanantonio.gov/aviation/>

Lake Casa Blanca State Park: http://www.tpwd.state.tx.us/spdest/findadest/parks/lake_casa_blanca/

Falcon State Park (on the Rio Grande downstream from Laredo): <http://www.tpwd.state.tx.us/spdest/findadest/parks/falcon/>

PRICE: \$7,500,000.00 *(\$4,984.00 per acre)

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

Owner may consider selling the 400 +/- acre tract separately.

TERMS: (2 options as follows):

1. All cash at closing.
2. Any other terms acceptable to OWNER.

AIRPORT INFORMATION: The Laredo International Airport is located just 45 minutes west of this property. Daily flights are provided by American Airlines, Continental Airlines and Allegiant Air.

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 Frank via email at: 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, Diseases 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 Frank J. Carter, Broker.

MAPS:

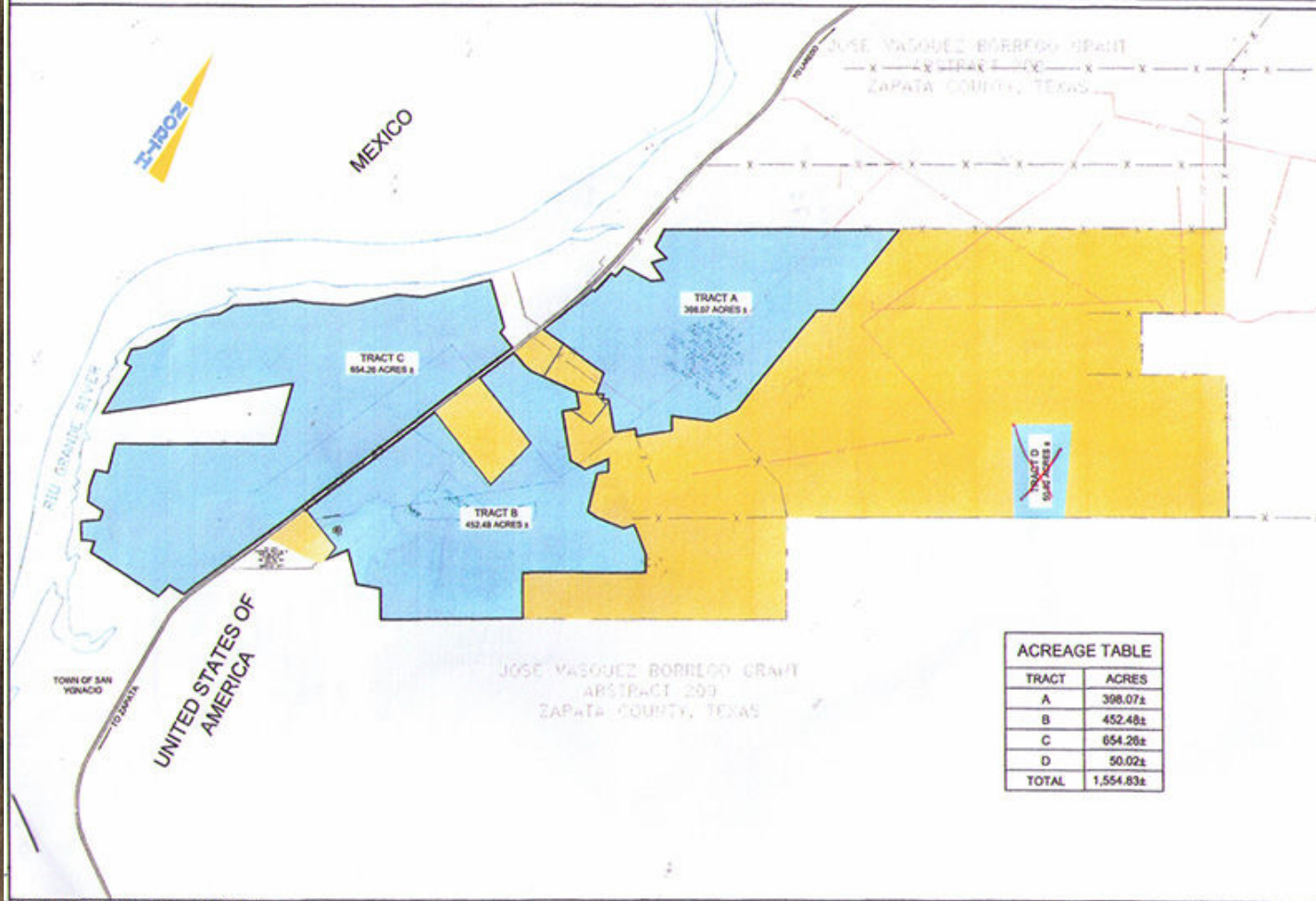
TEXAS HIGHWAY MAP



GOOGLE MAP



EXHIBIT "A"
DON MANUEL RANCH
1,554.83± TOTAL ACRES
ZAPATA COUNTY, TEXAS.



ACREAGE TABLE	
TRACT	ACRES
A	398.07±
B	452.48±
C	654.26±
D	50.02±
TOTAL	1,554.83±

10/20/2018 10:00 AM 1:554.83± TOTAL ACRES ZAPATA COUNTY, TEXAS