



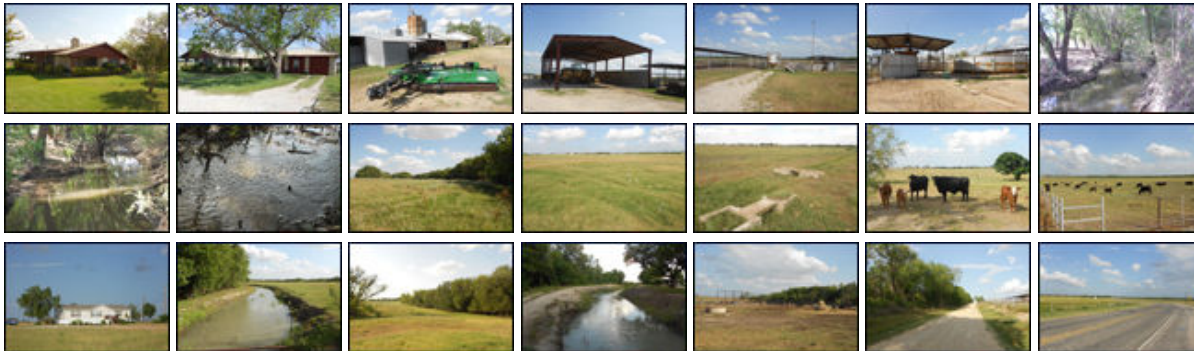
### SMALL RANCH IN THE COUNTRY

**(Livestock Friendly, Both Sides of Permanent Live Stream, Irrigation Water Rights, 2 Water Wells, 3 BR 2 Bath House, Good Schools, Paved Road Frontage, Easy Access, 30 Minutes to San Antonio)**

**152.342 Acres**

**MEDINA COUNTY, TEXAS**

#### Ground Snapshots



**LOCATION:** Located in Medina County 4 miles west of Lytle, or 8 miles south southeast of Castroville, or 18 miles southeast of Hondo, which is the county seat, or 26 miles southwest of downtown San Antonio, or 105 miles southwest of Austin, or 220 miles west southwest of Houston, or 275 miles southwest of Dallas. All distances are measured straight-line "as the crow flies".

**BACKGROUND INFORMATION:** This productive property been under single family ownership for the past 37 years. It was operated as a dairy farm until 1985 at which time it was converted to a stock farm which is its current use. Historically it will support about 30 mother cows on a non-irrigated basis or with intensive irrigation it will support many, many more. It is now occupied and operated as a livestock farm by the long time owners.

**REASON OF SALE:** The owners are upgrading to a larger farm/ranch located between Hondo and Uvalde and this little ranch will be surplus to their needs.

**METHOD OF SALE:** The Owners (Sellers) have 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 standard Owner's Policy of Title Insurance and furnish a current/recertified survey. The property is offered for sale for all cash.

**DESCRIPTION:** This productive little stock-farm possesses a multiplicity of favorable characteristics that set

it apart from all the others. Specifically, access is superb as it is conveniently located on a paved Farm to Market road that clips through the northeast corner of the property and it has good all-weather county roads on three sides. The paved road divides the land into a 25 acre tract and a 134 acre tract. The property is exceptionally well watered by two good water wells equipped with submersible electric pumps (about 50 gallons per minute each), three water meter taps on the East Medina Water Coop water system (with at least 40 more taps available) and adjudicated irrigation water rights for 127.85 acres from the Bexar, Medina, Atascosa (BMA) water district. The present irrigation water distribution system consists of a series of small canals and locks. There is also a large holding pond/lake which can be filled with BMA irrigation water which could then be used to support a modern overhead self-propelled irrigation system. Additionally, a permanent stream, Chacon Creek, flows through the property for a linear distance of 2,775 feet (see attached Topo Map). There are at least 3 sites that are ideally suited for construction of more ponds/lakes. The terrain is gently rolling with elevations varying from 695 to 735 feet above sea level. There is a heavy tree cover of pecan, elm, oak, willow, hackberry and miscellaneous brush along both sides of the stream and the remainder of the land is open with established permanent grass in place. The land is cross-fenced into several pastures for rotational grazing. There are numerous livestock pens, each equipped with water troughs. A rock 3 bedroom, 2 bath rock house with a panoramic view sits on the highest part of the property.

**MINERAL RIGHTS, WATER RIGHTS, AIR RIGHTS:** All rights are believed to be intact. All water rights (including 127.85 acres in the Bexar, Medina, Atascosa Water District and air rights owned by Seller will be conveyed to the buyer. All mineral rights owned will also be conveyed to the buyer subject to the Sellers reservation of a three-quarter (75%) participating royalty interest in all mineral rights conveyed (i.e. all executive leasing rights to be conveyed to the buyer with Seller to receive 75% of all future lease bonuses, delay rentals and royalty generated by said rights). None of the rights are leased at this time.

**POSSESSION:** Possession of the Property subject to no leases of any kind will be delivered to the buyer on the date of closing and funding. Possession of the main residence and the secondary house will be given on the date of closing and funding. However, Seller shall have 30 days after closing to remove all livestock and personal property from the premises.

**IMPROVEMENTS:** 3 BR, 2 bath rock primary residence (with some foundation settling problems), a small secondary house in excellent condition, old dairy barn, miscellaneous barns/sheds, pens and corrals, 3 water meters on the East Medina Water District water system, one natural gas meter, electricity, and telephone service.

**TAXES:** Based on current agricultural use the total ad valorem taxes for calendar year 2011 were \$3,295.85. The property will be conveyed to the buyer with said agricultural use designation in place.

**PRICE:** \$685,000.00\* (\$4,496.46 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 Seller and Buyer. None of the furnishings, livestock or personal property, including the hydraulic squeeze chute, is included in the sale price.

**TERMS:** (2 options as follows):

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

**LOCAL AREA INFORMATION:**

<http://www.medinacountytexas.org/ips/cms> Medina County

<http://www.lytletx.com/> City of Lytle

<http://www.castrovilletx.com/> City of Castroville

<http://www.hondo-tx.org/> City of Hondo

<http://www.sanantonio.gov/> City of San Antonio

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

<http://www.tpwd.state.tx.us/state-parks/nearby/sanantonio> State Parks near San Antonio

**BROKER'S COMMENT:** If you are city-bound and searching for a place in the country to enjoy and raise your family in a friendly rural farm and ranch community, or if you are a land developer searching for property with public road frontage on 3 sides and with multiple water taps available, or if you are in the cattle/horse business searching for a highly improved base of operations with productive pastures and multiple livestock holding pens, then look no further. This property has unlimited potential/possibilities. Better hurry on this one!!!!

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

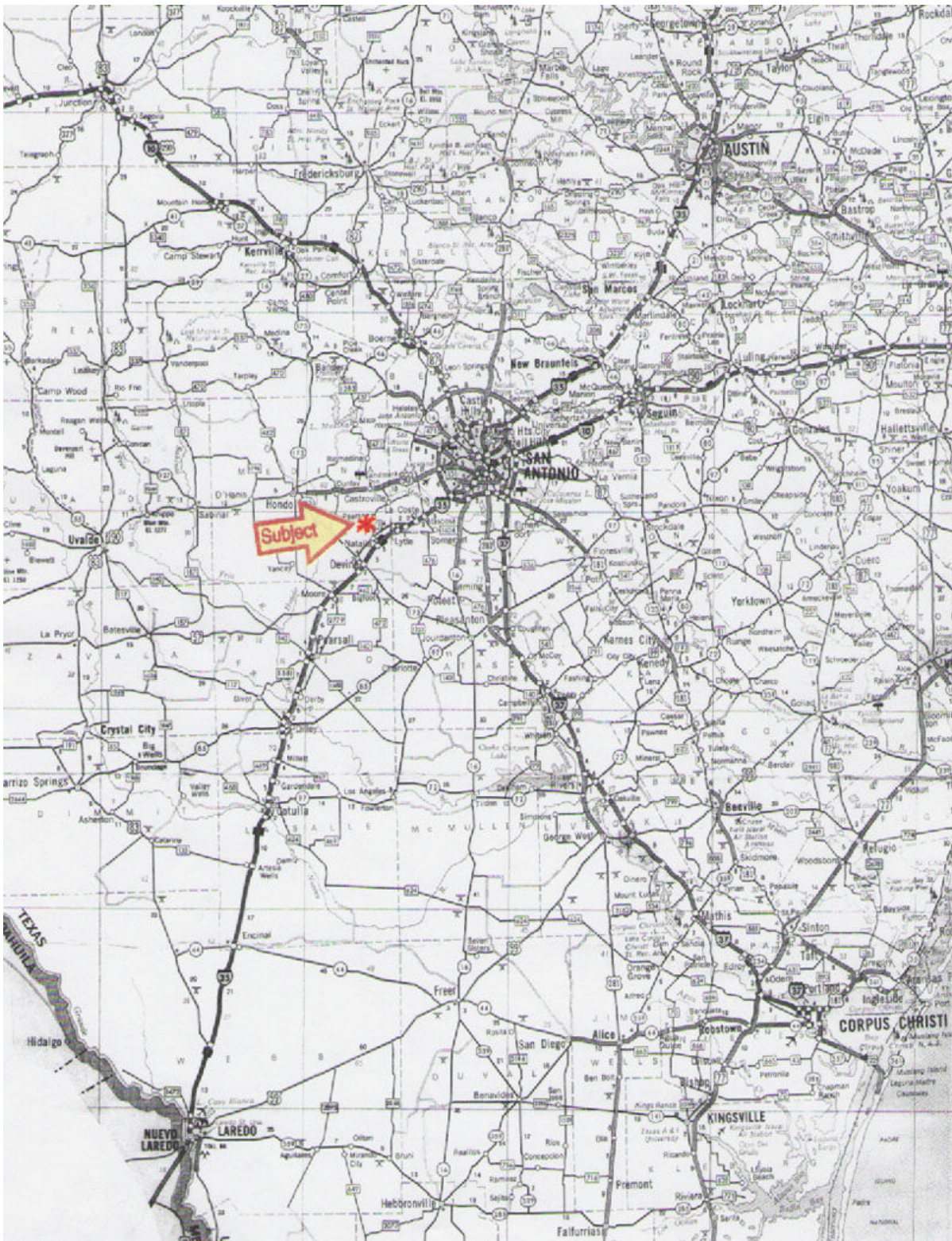
**NOTE:** This information was obtained from sources deemed reliable and is presented subject to errors, omissions, change of price or conditions, prior sale or withdrawal from the market without notice and is provided by Thornton Ranch Sales without any guarantee, warranty or representation, express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

**MAPS:**

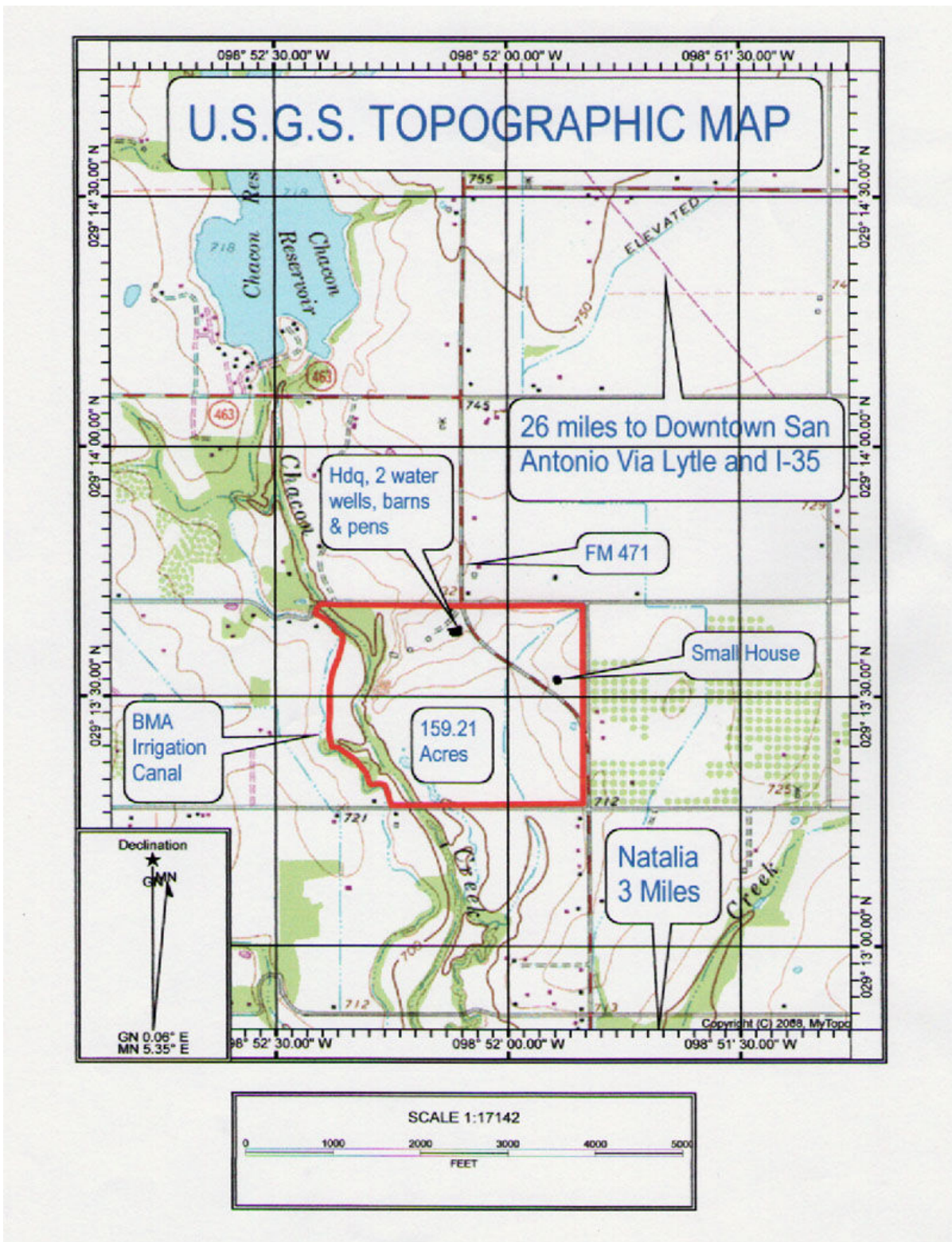
**TEXAS HIGHWAY MAP**



MEDINA COUNTY ROAD MAP



U.S.G.S. TOPOGRAPHIC MAP



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