



HILL COUNTRY

SOUTH TEXAS

WEST TEXAS

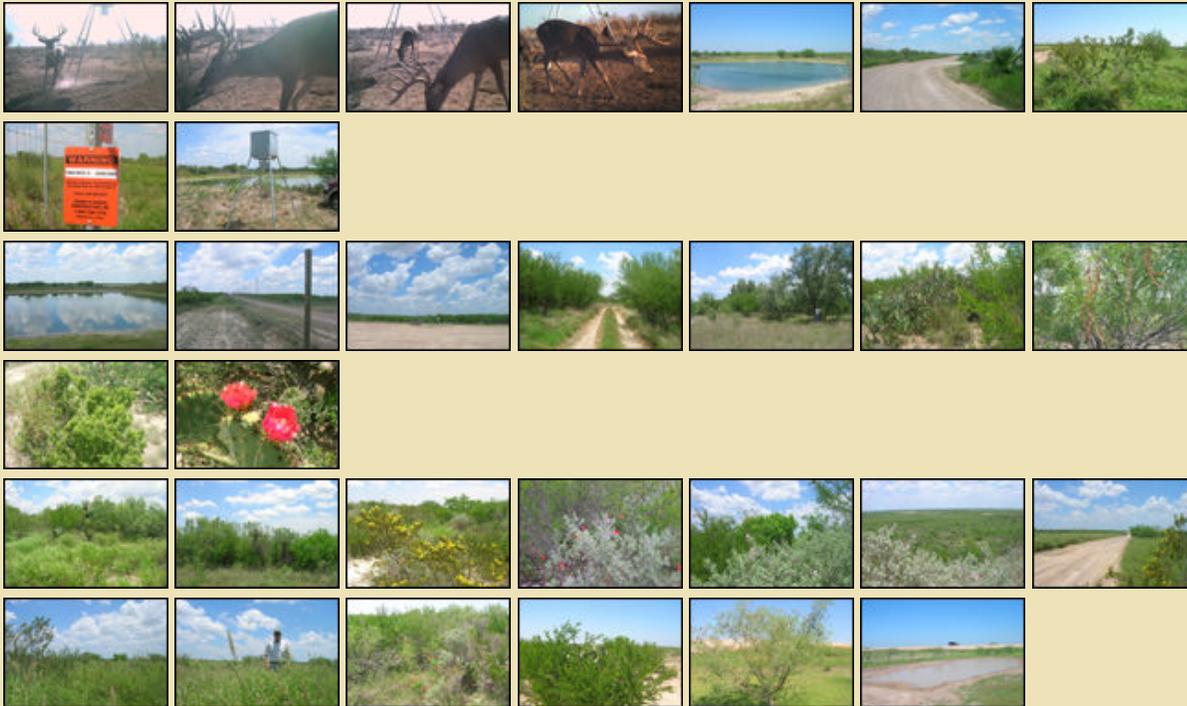
GATED SOUTH TEXAS HUNTING/RECREATION RANCH

(Deer, Turkey, Birds, Fish, Hogs, Tanks, Character, Security & Privacy)

2,864.848 ACRES

ZAPATA COUNTY, TEXAS

Ground Snapshots



LOCATION: Located in Zapata County approximately 22 miles southeast of Laredo; or 165 miles south of San Antonio; or 240 miles south southwest of Austin; or 300 miles southwest of Houston; or 415 miles south southwest of Dallas. All distances are measured straight-line "as the crow flies".

BACKGROUND INFORMATION ON THIS PROPERTY: This ranch is comprised of two tracts of about 1,966 acres and 899 acres each. The larger tract was part of the famous and historic 17,500 acre La Perla Ranch which was divided into ten smaller ranches and sold to ten discriminating buyers several years ago. The smaller tract is now owned by three undivided interest owners, one of which is sole owner of said 1,966 acre tract. Although this ranch has no major improvements, several of the neighboring ranches that were carved out of the La Perla Ranch have been improved with upscale lodges/houses, lakes, airstrips, game sanctuaries and other showplace type amenities.

METHOD OF SALE: The Owners (Sellers) have given Thornton Ranch Sales exclusive authorization to market, show and sell this property. The Sellers will convey the property by Special Warranty Deed, provide a current survey and pay for a standard Owner's Policy of Title Insurance. The Owner of the larger tract has agreed to sell for all cash or provide liberal financing as described in the TERMS paragraph below. The sale of this property is expressly contingent on a simultaneous closing on both the larger and smaller tracts described above to a single buyer. There shall be two contracts of sale, one on each tract, with a simultaneous closing contingency included in each contract.

DESCRIPTION: Refer to the attached Topo Map and visualize this: "An upscale gated South Texas ranch community totally protected from public road traffic by a coded electric gate located one mile off a state highway; click your remote gate opener control, or enter the gate key code, then proceed five miles via a circular, well maintained, all weather caliche road to your own private ranch entry gate; click your remote again and drive into your personal hide-away ranch retreat. (Note, the present entry gate into this 2,864.848 acre ranch is not yet equipped with a remote electronic control entry system.)" The facts and specifics on this property: This unique ranch lies in the heart of South Texas Big Buck country only 22 miles southeast of Laredo. The ranch has two stock water tanks, one deep & permanent and the other is large & shallow. There is an almost new good quality high deer-proof fence on three sides. Construction of about 4.5 additional miles of new high fence would completely enclose the property. There is a good internal ranch road system and all parts of the property are easily accessible in a two wheel drive vehicle. Otherwise, the property is generally unimproved. Total privacy is assured as there are no road easements thru the ranch nor adjacent to the property boundary line to serve other land owners. Unlike most of South Texas which is generally flat, the terrain on this ranch varies from 370 to 470 feet above sea level. This terrain deviation creates and adds a special kind of character to this property. Views from the high points are awesome. Another attractive terrain feature is that there are ten draws with seasonal creeks on the ranch, all of which are candidates for additional tanks/lakes. There is a diversity of plants, trees and brush that provide the kind of habitat and plant nutrition highly sought by wildlife biologists and game managers. You will find a happy mixture of black brush, guajillo, guayacan, granjeno, ebony, coma, cenizo, prickly pear, acacia, huisatche and mesquite, to name a few, all high in protein. And if you are a cattle/livestock person, you will be impressed by the waist-high stand of buffel grass on many parts of the ranch. Finally, if your desire is to build an airstrip for your Lear-jet or what-have-you, the terrain is compatible for construction of a 6,500 foot long correctly oriented airstrip with a minimum of earth movement.

WILDLIFE, HUNTING, FISHING, RECREATION: This property has unlimited potential to serve as a hunting retreat, whether it be a high fenced game managed ranch with whitetail deer and other exotics or simply left as is and hunted with one side low fenced. Either way, wildlife abounds in the form of deer hogs, bobcats, turkey, ducks, quail, (both blue and bobwhite), coyotes, javelina and other birds and critters. A feeding program along with the natural genetics and high protein food source on this ranch would pay huge dividends if the buyer wanted to game manage his deer population. This area of South Texas is known for its trophy deer. With ten seasonal creeks on the ranch there are numerous locations that that are ideal for construction of additional tanks and lakes. It is not uncommon to stock these tanks and lakes with fish of all varieties to create a private fishing haven. In addition there are several ideal locations to construct a cabin, lodge or living quarters. That being said, the buyer would have an excellent property for all sorts of recreational activities for his family, guests, clients, etc. Optional activities available include camping, arrowhead hunting, four wheeling, horseback riding, hiking, exploring, fishing, and just simply the ability to relax at one's own private ranch and star gaze into the night. With no cities close, the night skies are magnificent. All the above along with the knowledge that this property cannot be accessed by anyone other than the owners due to the locked electronic security gate at the entrance to this ranch community and the locked gate to the property itself makes this a one of a kind ranch waiting to be enjoyed.

MINERALS: The ranch is being sold as surface estate only and no minerals will convey. The minerals are under lease to a major oil company (Conoco-Phillips). Several widely scattered gas wells are located on the property. Production from these wells is gathered via a system of underground pipelines. The upside to this lease is that the oil company maintains an excellent internal ranch road system and there is an absolute

minimum amount of oil-field traffic generated by the gas well operation.

WATER RIGHTS: The property includes 10.46 acre feet of water rights from the Rio Grande River all of which will be conveyed to the buyer.

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

IMPROVEMENTS: High fenced on three sides and low fenced on the fourth side. Excellent internal ranch road system. Two stock water tanks. Overhead Electricity and telephone via underground fiber optic cable are available.

PRICE: ~~\$3,996,463*~~ (\$1,395 per acre) Reduced to \$3,434,952.75* (\$1,199.00 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. Said price shall not include any personal property or livestock.

TERMS ON SALE OF TRACT 1 (1,965.98 acres): (3 options as follows):

- All cash at closing.
- 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 6.0% for the first five (5) years and then a variable interest rate equal to .5% less than the prime interest rate (with a floor of 6.0% and a ceiling of 10.0%) in effect on each anniversary date of the Note for the remaining ten year term of the Note, with payments to be made monthly starting 30 days after the date of the Note. Said Note to contain a prepayment penalty as follows: 6.0% if paid off before the 2nd anniversary date of Note; 5.0% if paid off before 4th anniversary; 4.0% if paid off before 6th anniversary; 3.0% if paid off before 8th anniversary; 2.0% if paid off before 10th anniversary; 1.0% if paid off before 12th anniversary and no prepayment penalty if paid off after the 12th anniversary. Said Note to 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. Said Note may be assumed by any future buyer only with Owner's consent.
- Any other terms acceptable to OWNER.

TERMS ON SALE OF TRACT 2 (898.868 acres): (1 option as follows):

- All cash at closing.

TAXES: Based on current agricultural use the total ad valorem taxes for calendar year 2009 were about \$2,206.00 or only 77 cents per acre. The property shall be conveyed to the buyer with said agricultural use designation in place.

LOCAL AREA INFORMATION: Additional information on Zapata County, local area State Parks, and Laredo can be found on the following web sites:

<http://www.visitlaredo.com/> Laredo (Visitor's Guide)

<http://www.zapatausa.com/> Zapata County (Chamber of Commerce)

http://www.tpwd.state.tx.us/spdest/findadest/parks/lake_casa_blanca/ Lake Casa Blanca (located 5 miles N-E of Laredo)

<http://www.tpwd.state.tx.us/spdest/findadest/parks/falcon/> Falcon State Part (located 23 miles S-E of Zapata near south end of Falcon Reservoir)

AIRPORT INFORMATION: Laredo International Airport is located 3 miles northeast of Laredo or about 25 road miles northwest of this ranch. Both commercial and private aircraft service is available. There are two 8,000 foot long runways. The airport is fully equipped for instrument approaches and all weather operations.

Both jet and 100LL aviation fuel are available.

BROKER'S COMMENT: If you are searching for a reasonably priced South Texas Ranch located in a good neighborhood with good neighbors and that has excellent access, privacy, security, topography, wildlife habitat, soil, brush, and unlimited potential, then you will want to consider this one.

OUR WEB SITE: Log onto our web site at www.thorntonranchsales.com for aerial photos, snapshots, maps and price, terms and conditions of sale.

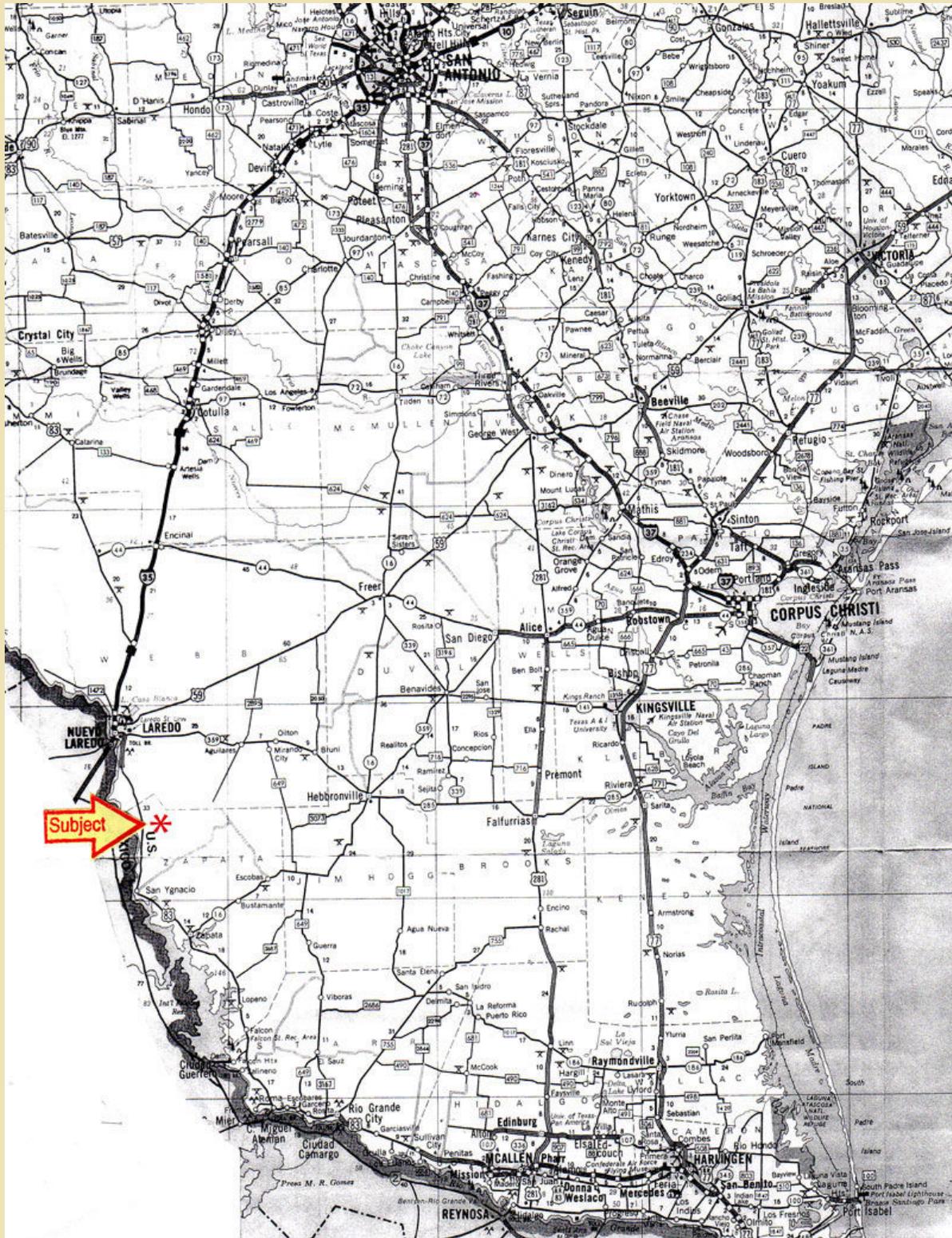
SHOWING COORDINATION: This ranch is available for inspection seven days a week by prior appointment only. CALL: FRANK J. CARTER (956) 740 4849 at any time for showing coordination, service and support. Or you may contact Frank via email at frankcarter220@yahoo.com.

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.

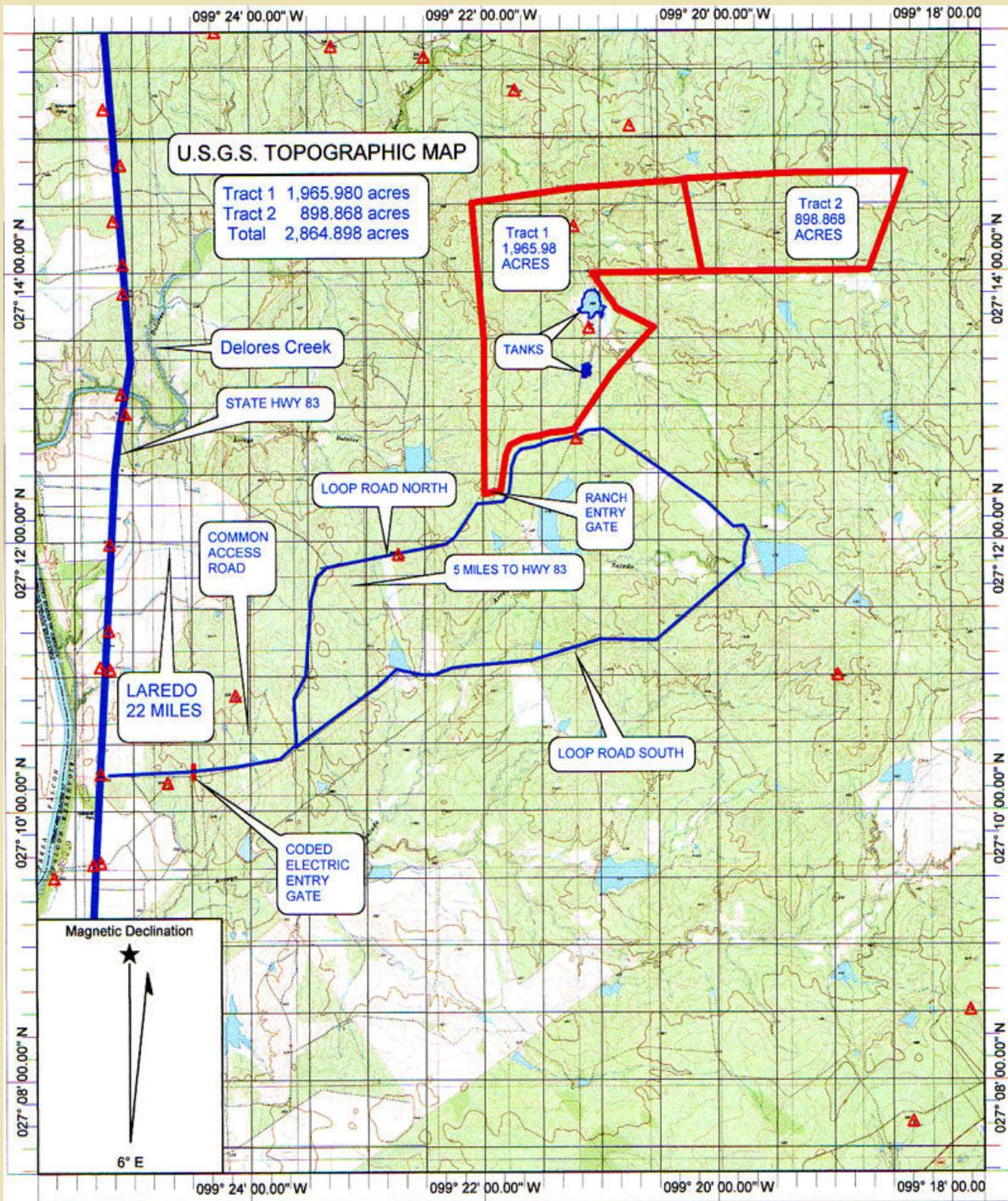
[For more information on this property see our Invitation to Buyers.](#)

MAPS:

TEXAS HIGHWAY MAP



U.S.G.S. TOPOGRAPHIC MAP (small scale)



Name: ARROYO SALADO EAST
Date: 9/10/2009
Scale: 1 inch equals 1.082 miles

Location: 027° 11' 33.35" N 099° 21' 46.94" W NAD 27

U.S.G.S. TOPOGRAPHIC MAP (large scale)

