



ATASCOSA COUNTY HUNTING/RECREATIONAL RANCH/FARM

(Private, Diverse Habitat, Wildlife, Carrizo Sand Underground Water)

237.69 ACRES

ATASCOSA COUNTY, TEXAS

Aerial Snapshots



Ground Snapshots



LOCATION: Located in Atascosa County on CR 309 and CR 312 approximately 6 miles north of Charlotte or 14 miles west of Jourdanton, the county seat, or 17 miles southeast of Devine and IH-35, or 28 miles south of San Antonio or 120 miles southwest of Austin, or 180 miles southwest of Houston or 260 miles southwest of Dallas. All distances are measured straight-line "as the crow flies".

BACKGROUND INFORMATION: This 237.69 acre South Texas ranch has been in the same family for many

years. This property has doubled as a cattle and hunting ranch. It is located in the game rich area of Atascosa County within easy driving distance to the beautiful city of San Antonio and all its attractions, and other well-known area towns such as Pleasanton, Devine, Hondo and Castroville. Choke Canyon lays just a short drive to the south and for salt water anglers; the Corpus Christi area is just a couple of hours away. A short drive to the North lies the Texas Hill Country with interesting towns such as Bandera, Boerne, Fredericksburg, Kerrville, Luckenback, Blanco, New Braunfels and Gruene to mention a few. To the west is Concan and Garner State Park.

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

METHOD OF SALE: The Owner (Seller) has 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 current survey and a standard Owners Policy of Title Insurance. The property is offered "For Sale" for all cash or on an installment sale with attractive financing provided by the Seller as described under the TERMS paragraph below

DESCRIPTION: This outstanding property is rich in game with deer, hogs, turkey and dove inhabiting the property. You will find a happy mixture of hardwoods, mesquite, shrubs and native grasses that benefit wildlife. Topography is flat to rolling with about one half heavy brush and one half open meadows. There is one water well equipped with an inoperative windmill. There are several outstanding building sites with long distance views. This ranch is very special as there are no easements through it nor do you need to access it via an easement as there is county road frontage on two sides. The property has sizable ranches on all sides. Electricity is available on the ranch. There is one surface tank/pond that needs some work. This pond is ideally situated in a location that would support a 5-10 acre lake if desired. Underground water is plentiful from the Carrizo sand aquifer and 1,000 gallon per minute irrigation wells are located throughout the area. The sandy loam soil is ideally suited for peanuts, water melons, sod, cotton, milo, hay or you name it.

WILDLIFE, HUNTING, RECREATION: The wildlife population includes native whitetail deer, hogs, turkey and dove. Whether you are a bow hunter, rifle hunter, bird hunter, photographer, birdwatcher, outdoorsman, or a student of nature, the wildlife on this ranch will keep you challenged and entertained. The ranch is ideally suited for horses and horse activities. Also, varied activities such as hiking, exploring, camping, four wheeling, bird-watching, nature walks, star gazing or sitting on the edge of a field with your binoculars and searching for wildlife are all available for the taking. Or if you desire to simply get away from it all and enjoy Mother Nature at her best, this is a tranquil ranch with plenty of privacy. An absolute playground in the making ready for enjoyment by adults, children and grandchildren.

MINERAL, WATER AND AIR RIGHTS: The surface estate only is offered for sale with no minerals to be conveyed. However, all water and air rights will be conveyed to Buyer.

POSSESSION: Possession of the Property subject to no hunting or grazing leases shall be delivered to the buyer on the date of closing and funding. However, Seller shall have 30 days after closing to remove any livestock or personal property that is not conveyed to the buyer.

IMPROVEMENTS: The ranch is low fenced on all four sides. There is electricity and one surface tank. One water well equipped with an inoperative windmill. Several internal roads make all areas of the ranch readily accessible..

TAXES: Based on current agricultural use the total ad valorem taxes for the 237.69 acre ranch in calendar year 2011 was \$450.00 or only \$1.89 per acre.

PRICE: \$534,802.00* (\$2,250.00 an 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. The price does not include any livestock or personal property.

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 6.0% 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, or any 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 Atascosa County and other items/areas of interest about nearby towns and airports can be found at the following websites:

Atascosa County: <http://www.atascosacountytexas.net/>

Jourdanton Chamber of Commerce: <http://jourdanton.net/>

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

Pleasanton Airport: <http://www.airnav.com/airport/kpez>

Choke Canyon State Park: http://www.tpwd.state.tx.us/spdest/findadest/parks/choke_canyon/

AIRPORT INFORMATION: The San Antonio International Airport is located just 35 miles northeast of this property. The Pleasanton Airport is located just 8 miles east.

POTENTIAL USES: This ranch could be the retirement or permanent home for someone wanting to own such a property yet be in close proximity to a large town with all the amenities: grocery stores, hospital, doctors, farm and ranch stores, restaurants, movies, department stores, schools, etc. That town being San Antonio where there is always something going on in the form of arts and entertainment. Also, if one had the interest, this would be a perfect setting to raise B & C deer and trophy exotics for a guided hunting operation. This is an absolute candidate for a high fenced ranch with sufficient brush for cover. A beautiful weekend recreational ranch for the family. Or if your desire is to grow things, you could drill a Carrizo sand irrigation well and grow anything you wish to grow including sod for commercial use.

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 contact Frank via E-Mail: frankcarter220@yahoo.com.

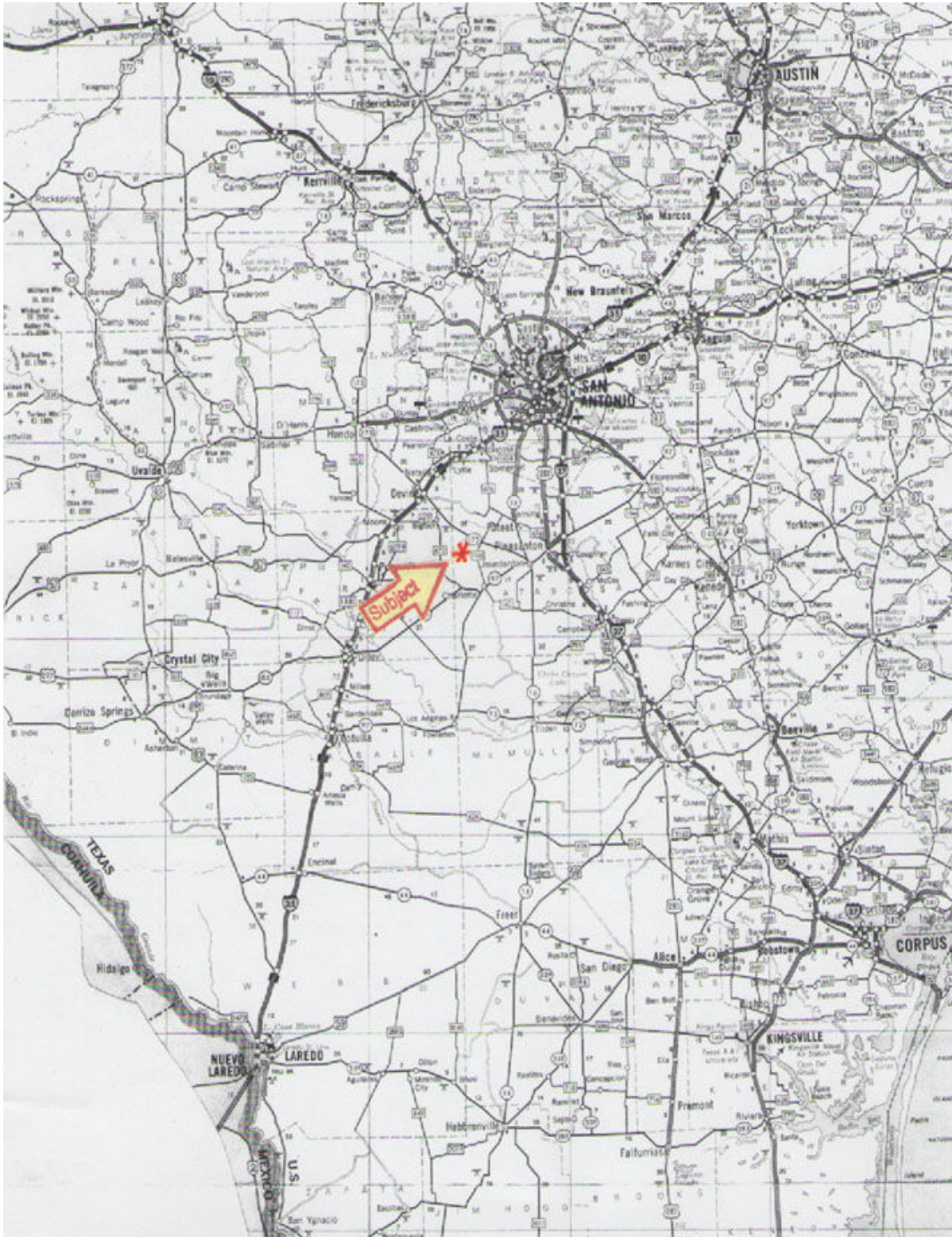
NOTE: This information was obtained from sources deemed reliable and is presented subject to errors, omissions, change of price or conditions, prior sale or withdrawal from the market without notice and is provided by Thornton Ranch Sales without any guarantee, warranty or representation, express or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

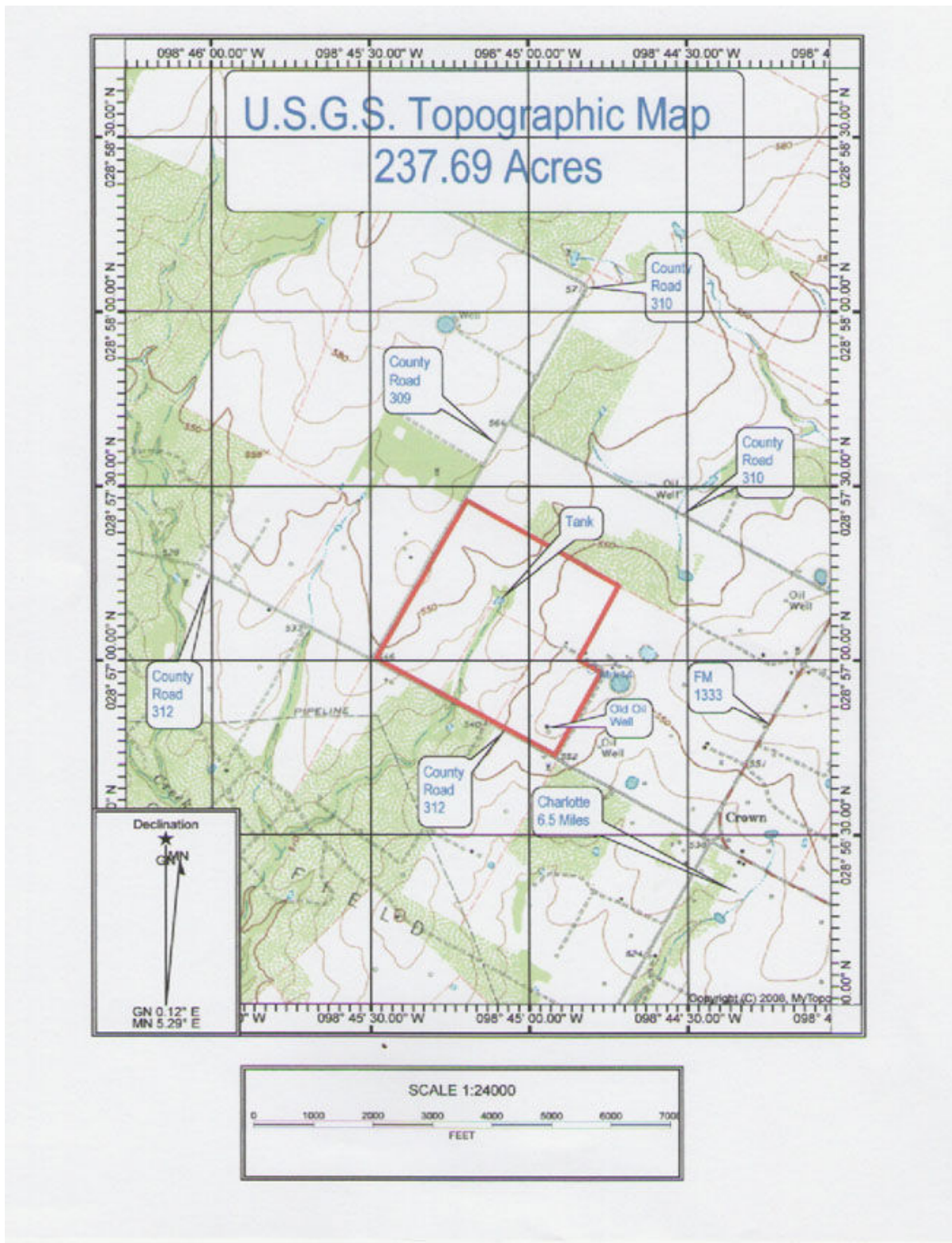
Texas Road Map



Atascosa County Map



U.S.G.S. Topographic Map



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

