



HILL COUNTRY

SOUTH TEXAS

WEST TEXAS

### WEBB COUNTY HUNTING RANCH

(Excellent Brush Country Ranch, Trophy Deer, 1 Lake, Electricity, Easy Access, Privacy)

347.0467 ACRES

WEBB COUNTY, TEXAS

#### Ground Snapshots



**LOCATION:** Located in Webb County approximately 17 miles northeast of Laredo which is the county seat, or 45 miles southwest of Freer, or 135 miles south southwest of San Antonio, or 210 miles south southwest of Austin, or 280 miles southwest of Houston, or 380 miles southwest of Dallas. All distances are measured straight-line "as the crow flies".

**BACKGROUND INFORMATION:** This 347 acre ranch was once part of a larger cattle ranching operation. It is now owned and operated as a hunting and recreation ranch.

**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 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 excellent hunting/recreational ranch is rich in game and possesses the genetics and

high protein browse to produce trophy whitetail deer. Webb County and this area have long been known for producing Boone and Crockett deer. Hogs, javelina, quail, turkey, bobcats, coyotes and the occasional mountain lion also inhabit the property. The ranch has large neighbors and is known for a great deer population. You will find a happy mixture of huisatche, mesquite, black brush, guajillo, guayacan, granjeno, cenizo, prickly pear and acacia to name a few, all high in protein. It is a sportsman's dream at a very affordable price. There is one pond on the property several excellent sites for additional lakes or ponds. Entry is by deeded easement and the ranch gate is 3 miles from Highway 59. Privacy is assured as there are no easements through the Property. There is also world class bass fishing at nearby Casa Blanca Lake and Falcon Lake.

**SURFACE LEASE:** There is a surface lease to an oil company on 31 acres located adjacent to the north boundary line of the property as shown on the attached survey plat. This lease generates \$2,000 per month (or \$24,000/year) income to the owner. Said lease will be assigned to the buyer for a price as described in the PRICE paragraph shown below.

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

**POSSESSION:** Possession of the Property subject to no hunting or grazing leases will be delivered to the buyer on the date of closing and funding. However there is a surface lease on 31 acres located as shown on the attached plat.

**IMPROVEMENTS:** The property has electricity, a pavillion, corrals, one lake and is fenced on all sides with low fences. Good internal ranch roads.

**TAXES:** Based on current agricultural use the total ad valorem taxes for calendar year 2011 were approximately \$300.00 The property will be conveyed to the buyer with said agricultural use designation in place.

**PRICE:**

- |    |              |                                                            |
|----|--------------|------------------------------------------------------------|
| A. | \$867,500.00 | *( \$2,500.00 per acre) If sold intact.                    |
| B. |              | \$3,000.00 per acre if sold in part with 100 acre minimum. |

\* 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.

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

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

**LOCAL AREA INFORMATION:**

Webb County: <http://www.webbcounty.com/>

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

Laredo Chamber of Commerce: <http://laredochamber.com/home/>

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

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

Webb County Appraisal District: <http://www.webbcad.org/>

Lake Casa Blanca State Park: <http://www.webbcad.org/>

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

**AIRPORT INFORMATION:** The Laredo International Airport is located just 25 minutes southwest 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 him 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.

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.

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.

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**MAPS:**

**TEXAS HIGHWAY MAP**





WEBB COUNTY ROAD MAP





U.S.G.S. TOPOGRAPHIC MAP





