



HILL COUNTRY

SOUTH TEXAS

WEST TEXAS

HILL COUNTRY HUNTING RANCH - **SOLD**

(Whitetail, Axis & Sika Deer, Turkey, Blackbuck Antelope, Mouflon Sheep, Hogs, Birds)

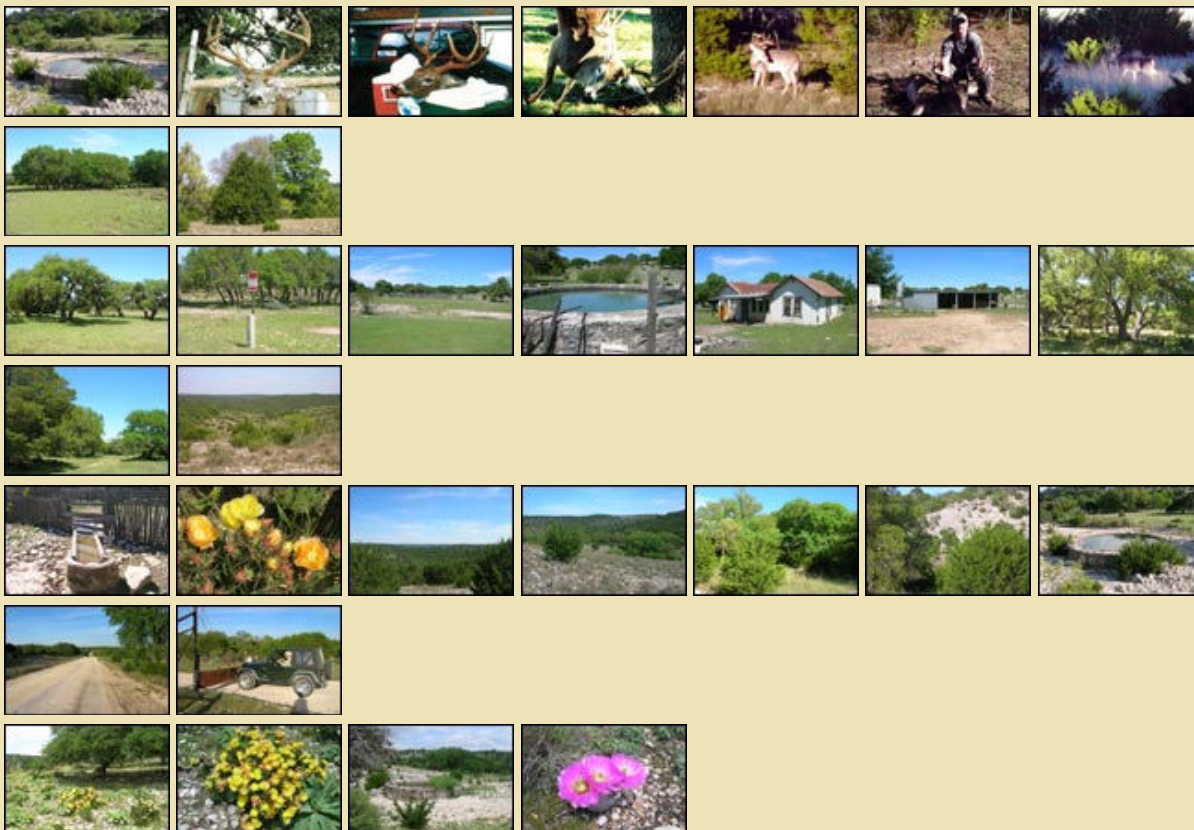
5120 ACRES

EDWARDS COUNTY, TEXAS

Aerial Snapshots



Ground Snapshots



LOCATION: 10 miles south of Rocksprings which is the county seat; or 60 miles west of Kerrville; or 116 miles northwest of San Antonio; or 160 miles west southwest of Austin; or 275 miles southwest of Dallas; or 295 miles west of Houston. All distances are measured straight-line "as the crow flies".

BACKGROUND INFORMATION ON THIS PROPERTY: Ownership has been vested in a West Texas ranching family since 1943. The ranch has always been operated as a hunting and ranching ranch. The grazing rights are now leased to a neighboring rancher. The hunting rights are now open. However, the hunting rights have been leased out on a season long lease to a 10 gun hunting group in the past up through the end of the 2006 deer hunting season which ended on January 7, 2007.

METHOD OF SALE: The Owner (Seller) has given Thornton Ranch Sales exclusive authorization to market this ranch. The Seller will convey the property by General Warranty Deed, provide a standard Owner's Policy of Title Insurance, and provide a current survey of the property

DESCRIPTION: This is an operating ranch with distinctively rugged character, outstanding tree cover, abundant potable underground water, tremendous views and excellent access. This property is located only 6 miles off a state highway via an all weather county road (CR 310 known as White Mountain Road) which traverses the ranch. There are five bump gates between this ranch and Highway 55. About 629 acres are located north of the county road and about 4,491 acres are located on the south side of said road. The 4,491 acre tract, which includes the headquarters, is an excellent candidate for a high fence. The improvements include an old headquarters house (in poor condition and just barely livable), barns, sheds and pens and four outstanding water wells (3 wells are equipped with electric submersible pumps and 1 well is equipped with a windmill). Telephone service via an underground land line serves the headquarters as well as a prime building site located in a beautiful valley populated with large live oak and pinon pine trees. Electric service also serves the headquarters and three electrically operated water wells strategically located throughout the ranch. About 50% of the ranch is two-wheel drive country and the other 50% is four-wheel drive country that is so rugged that it is actually beautiful. Elevations vary from 2,000 to 3,000 feet above sea level. Accordingly, the terrain is comprised of rugged canyons, pretty valleys and high elevation hill-tops with views that will take your breath away. Tree cover includes live oak, Spanish oak, blue oak, post oak, pinon pine, walnut, cherry, persimmon, mesquite, cedar and agarita. There is also a good indication of native grasses throughout the ranch. If you are searching for a reasonably priced Hill Country recreation property and hunting ranch, you will certainly want to put this one on you inspection list.

MINERALS: It is believed the Seller owns about 2,620 mineral acres with the remaining 2,500 mineral acres being owned by other parties. All minerals and executive leasing rights owned by Seller will be conveyed subject to Seller's reservation of a 1/2 participating royalty interest in all minerals owned. The minerals are not now leased but they are definitely prospective with two deep oil/gas wells having been drilled in the past and with existing production located nearby.

WILDLIFE, RECREATION, HUNTING, FISHING: The wildlife population is and has been under an on-going well supervised game management program. For many years the hunting rights have been leased out on a season long ten gun lease to a group of hunters from the Houston area. This group has conscientiously fed and cared for the wildlife and the property. The wildlife population includes white-tail, axis & sika deer, blackbuck antelope, mouflon sheep, turkey, hogs (Russian, feral and javalina) bob cats, fox, coons, armadillos, squirrels, skunks, rabbits, miscellaneous varmints and an occasional mountain lion. Whether you are a bow hunter, deer hunter, bird hunter, photographer, birdwatcher, hiker, outdoorsman, or a student of nature, the wildlife and birdlife on this rustic ranch will keep you challenged and entertained. The ranch offers the opportunity for horse riding with many areas to be explored. Also, varied activities such as hiking, exploring, camping, nature walks, Indian artifact collection or sitting on a hillside with your binoculars and searching the countryside for wildlife are all available for the taking. Arrow heads and miscellaneous Indian artifacts can be found on this property. There are entire hill tops covered with pieces of flint rock that have been worked and chiseled on. Or, if your desire is to simply get away from it all and enjoy Mother Nature at her best, then this very private ranch would be the perfect place to achieve that objective.

POSSESSION: Possession subject to no leases of any kind shall be given on the day of closing and funding. The grass Lessee shall have 60 days after closing to vacate the Lease.

PRICE: \$5,094,400.00 (\$995.00 per acre).

TERMS: All cash at closing. Or any other terms acceptable to the Seller.

MISCELLANEOUS & AIRPORT INFORMATION: Attractions found in Rocksprings include restaurants, a well stocked Super S grocery store, feed stores, hardware store, liquor store, hotel, motels, the county seat and lots of friendly people. Edwards County Airport is located 6 miles northeast of this ranch. The airport has a 4,050 foot lighted asphalt runway. Fuel & services are not available. Many absentee ranch owners leave their personal vehicle in a secure storage area inside the airport for instant transportation when they fly in. You will find a wide assortment of stored vehicles including Humvees, Suburbans, Jeeps and jalopies. There is a small parking fee for this service.

BROKER COMMENTS: If you are searching for recreational property that offers complete privacy, one of your options would be to buy this property intact, sell off the 629 acres situated north of the county road for \$1,500.00 per acre (more or less, depending on how quickly you wish to sell), and then build a high fence around the remaining 4,491 acres that would be totally free of all road easements to serve other people. This would separate out the county road now cutting through the property and also separate a neighbor's access road that cuts through the 629 acre portion of the ranch. With the native and exotic wildlife already in place on this ranch, you could then jump start a game ranch and not be concerned about other people having access to your property. Or, if you should be a land developer (sub-divider), you will surely be favorably impressed by the two miles of public road traversing the property, the existing internal road system, the underground telephone service, the electric service power lines that run from north to south through the middle of the ranch, the excellent underground water supply from the Edwards formation, the diverse wildlife population and the outstanding tree cover. Additionally, there are numerous prime building sites ranging from hill tops with awesome 360 degree views to cozy valleys with deep fertile soil and giant live oak and pinon pine trees. You better hurry on this one!!!!

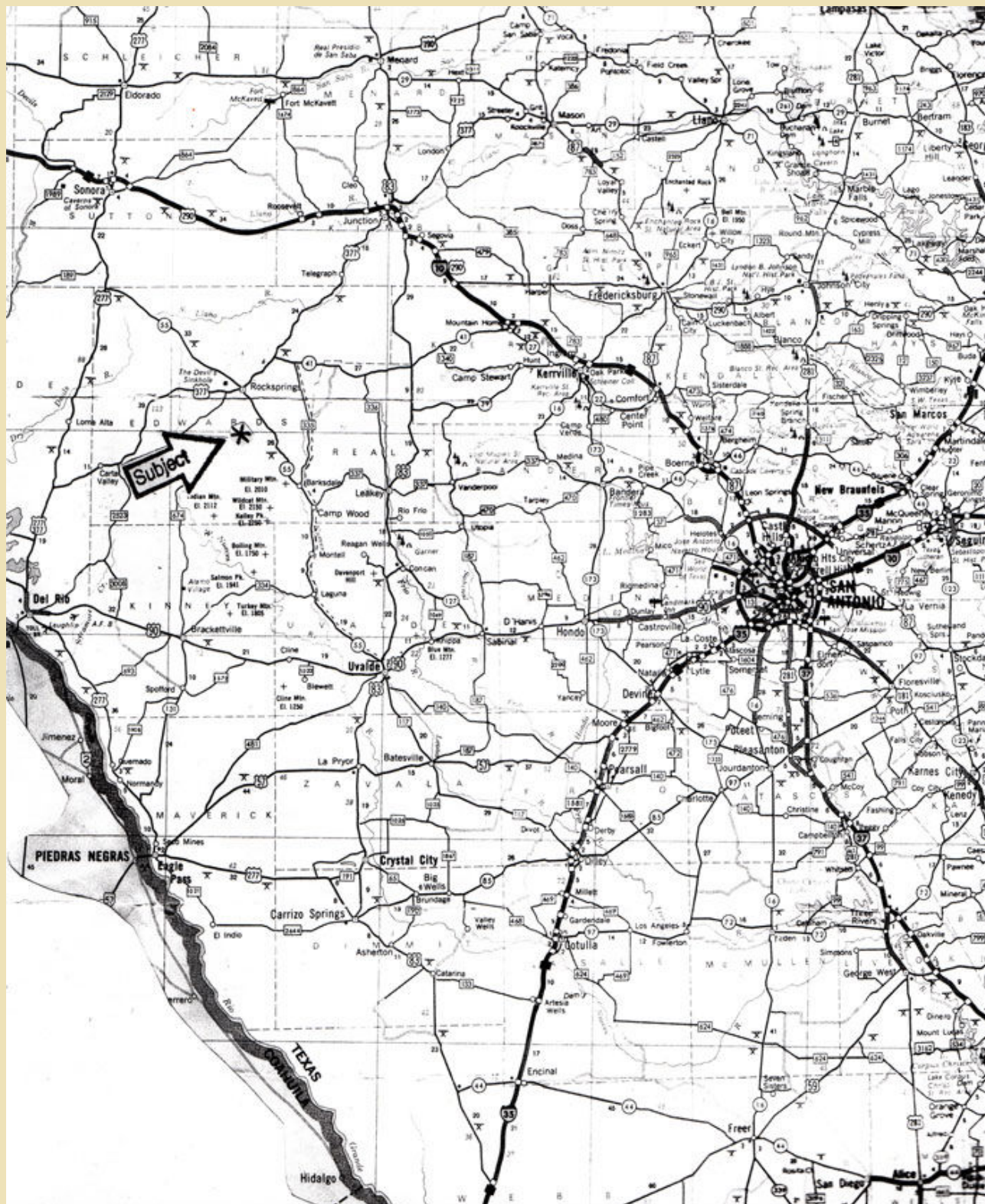
SHOWING COORDINATION: This ranch is available for inspection seven days a week by prior appointment only. **CALL: Frank J. Carter (956) 740-4849** at any time for showing coordination, service and support. Or you may contact me via E-Mail at: frankcarter220@yahoo.com

NOTE: This offering is made subject to prior sale, change of price, or withdrawal from the market at any time. The information contained herein is from sources deemed reliable but is not warranted or guaranteed by Thornton Ranch Sales.Highlands Ranch sub division

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

MAPS:

TEXAS HIGHWAY MAP



EDWARDS COUNTY ROAD MAP

