



HILL COUNTRY

SOUTH TEXAS

WEST TEXAS

THE ULTIMATE SOUTH TEXAS HUNTING/RECREATION RANCH

Also known as **RANCHO WATUSI**

(Nice Lodge, High Fence, Trophy Deer, Quail, Fish, Deep Lakes, Watusi Cattle, Indian Artifacts, Turnkey: All furnishings, equipment, machinery, feeders and blinds are included in the sale)

5,729.719 ACRES (intact or in 2 tracts)

LASALLE COUNTY, TEXAS

Aerial Snapshots



Ground Snapshots





MAPS (attached):

TEXAS HIGHWAY MAP

COUNTY ROAD MAP

U.S.G.S. TOPOGRAPHIC MAP

LOCATION: Located in LaSalle County approximately 29 miles southeast of Cotulla which is the county seat, or 85 miles south southwest of San Antonio, or 160 miles southwest of Austin, or 240 miles west southwest of Houston, or 330 miles southwest of Dallas. All distances are measured straight-line "as the crow flies".

BACKGROUND INFORMATION: The current owner bought this ranch in 1995. At that time it was comprised of two pastures no improvements out of the 38,000 acre Cameron Ranch, a famous ranch of the highest quality located in the heart of South Texas big buck deer country. Since then the owner has proceeded to develop the property into a first class hunting/recreation ranch (i.e. high fence, stringent game management program, strip clearing, main lodge, foreman's house, deep lakes and good roads).

REASON FOR SALE: This ranch is being sold for estate planning purposes and the owner is reasonably well motivated to sell.

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 Special Warranty Deed, provide a standard Owner's Policy of Title Insurance and furnish a current/recertified survey. The property is offered intact or in two tracts as shown on the attached Topo Map. Also, this is a "turnkey" offering and all the personal property itemized under the paragraph below titled PERSONAL PROPERTY INCLUDED IN THE SALE will be conveyed to the buyer.

DESCRIPTION: This ranch has a multiplicity of positive features that sets it apart from most South Texas ranches. No item that a creative mind can think of has been omitted from the 12 year improvement plan successfully carried out on this ranch to create this one-of-a-kind hunting and recreation ranch. Twelve miles of quality high fence was built. Seven earthen tanks/lakes were built or deepened, some to a depth of 20 feet or more. Ten sendero strips with lengths of up to 2 miles were roller chopped creating greatly improved habitat for both deer and quail. Said strips have been roller-chopped/aerated on a regular basis. A beautiful 3 BR 2 bath main lodge and a 2 BR 1 bath foreman's house were built. A 4,274 foot deep water well was drilled and completed in the Carrizo sand. This well produces 160 gpm and supplies both the lodge and foreman's house. Every conceivable piece of machinery and equipment needed to support ranch operations was acquired and will be included in the sale. A MLDP (Managed Lands Deer Permits) White-Tailed Deer Program was set up in conjunction with the Texas Parks and Wildlife Department. The CY 2011 management program included 50 doe and 50 buck permits. Terrain elevations vary from 335' to 417' above sea level.

The lodge sits on a high point with an awesome view overlooking a large lake. A second even higher point overlooking the same lake has been prepared for another lodge/structure of your choice. Quinanlla Creek, a major seasonal creek, flows through the ranch for 2.43 miles. A 1.7 mile tributary of said creek also traverses this ranch. Accordingly there are great locations to build additional and larger lakes if desired. The habitat for deer and wildlife is as good as it gets. You will find a happy mixture of black brush, guajillo, guayacan, granjeno, como and acacia, all high in protein. You'll also find some heavy mesquite and a sprinkling of prickly pear and other miscellaneous brush. Access to the ranch is via 2.74 miles of frontage on paved RR 624. There are no road easements through the ranch but there is a road easement along a portion the west boundary line. The terrain is compatible for construction of a 10,000 foot airstrip if that should be your desire. If you are a cattleman you will be impressed by the fantastic set of pens, walk across scales and loading chute the once served as the livestock gathering and shipping point for the original 99,000 acre Cameron Ranch.

WILDLIFE, HUNTING, FISHING, WATUSI CATTLE AND INDIAN ARTIFACTS: Whitetail deer, hogs, javelina, quail, turkey, bobcats and coyotes inhabit the ranch. Several species of waterfowl are abundant around the many lakes and tanks. Some of the tanks have been dug out to a depth of 20 feet or more and are stocked with bass, perch, threadfin shad, crappie, catfish and fresh water shrimp. Largest bass caught to date weighed 10lb. 6oz.. The ranch has been under a strict game management program for the past 17 years. Buck to doe ratio is approximately one to two and the ranch currently is under a MLD permit as hereinbefore described. A year around protein feeding program from ten bulk feeder stations is in place. The present Owners, through their hard work and diligence, have created one of the finest trophy whitetail deer herds to be found anywhere. A deer recently harvested scored 204 on the Boone & Crockett scale. It had a width 32 3/8" inside and 34 1/2" outside. In addition, Choke Canyon, a world class fishing and watersport destination is only an hour drive from the ranch. This ranch is a virtual factory for Indian artifacts as evidenced by hundreds of pieces collected by the owner. The area along Quinanlla Creek is a particularly fertile hunting ground and the Owners claim to have "only scratched the surface" for these valuable artifacts.

MINERALS: All water and air rights will convey. No minerals will convey. The minerals are now leased and production on the property consists of only two clean flowing gas wells with take-away via environmentally friendly underground pipelines.

WATER: There are eight stock tanks/lakes and a 4,274' Carrizo water well that produces 160 gallons per minute and supplies both the lodge and the foreman's house.

WATUSI CATTLE: head of Watusi Cattle, the oldest breed of cattle in the world and originally native to Africa are included in the sale. Said Watusi are all trophy class bulls or steers.

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.

TAXES: Based on current agricultural use the total ad valorem taxes for calendar year 2011 were approximately \$5,365.91. The property will be conveyed to the buyer with said agricultural use designation in place.

AIRPORT INFORMATION: The San Antonio International Airport is located just 80 minutes north of this property. The Cotulla Airport is located just 30 minutes west of the ranch.

IMPROVEMENTS: The property has electricity, lodge, foreman's house, barn/workshop, corrals and is high fenced on all sides. There is an excellent internal ranch road system and most of the internal gates are equipped with remote control openers. There is a 4,274' Carrizo well and 8 tanks/lakes. A second building site has been cleared and prepared for a future structure (lodge, barn, guest quarters, etc.) with electricity, water and septic system already in place. This site is located on a high point near the existing headquarters and it also has a pretty view of the main lake. All the items listed below will convey.

PERSONAL PROPERTY INCLUDED IN THE SALE: following items are included in the sale.

Main Lodge(all furnishings including but not limited to the following are included in the sale):

Item#	Quantity	Description
1	1	Couch in great room
2	2	Easy chairs with Ottomans in great room
3	1	TV in great room
4	1	Nature display in great room
5	4	Bar chairs
6	All	Kitchen appliances (refrigerator, stove, dishwasher, microwave, etc.)
7	All	Silverware, dishes, pots, pans, etc.
8	All	Curtains and draperies
9	1	Bunk bed and all bedding in bedroom # 1
10	1	Queen bed and all bedding in bedroom #2
11	1	Bunk bed and all bedding in bedroom # 3
12	1	Ice maker in garage
13	1	Freezer in garage
14	1	High pressure sprayer in garage
15	1	Air compressor
16	1	2009 Polaris Ranger Crew ATV
17	9	Watusi horns mounted on front porch
18	1	Walk-in game cooler behind the lodge
19	1	Game hanging rack with 4 hoists on concrete slab behind the lodge
20	1	Elevated corn storage bin with auger behind the lodge

Equipment and other Amenities:

Item#	Quantity	Description
21	1	Kubota Tractor, 125 HP
22	1	Galion Motor Grader
23	1	Chevrolet 4-Wheel-Camo ¾ ton Top Drive Truck (20,000 orig mi)
24	1	New 20 ft Rhino Batwing Shredder
25	1	15 ft Rhino Batwing Shredder
26	1	16 ft Tilt Trailer
27	1	Portable Bulk Feed Transporter with auger (for filling deer feeders)
28	1	10 ft Roller Chopper
29	1	11 ft seeder
30	10	Fiberglass Deer Blinds with staircase ladders
31	10	All Season Bulk Feeders with fenced pens
32	2	Spin Feeders
33	1	Large Protein Feed Storage Bin (drive under)
34	1	Car Wash slab w/Hotsy machine (pressurized soap washer)
35	1	Diesel Fuel Storage Tank
36	1	Gasoline Fuel Storage Tank
37	9	Set of cattle pens with loading chute
38	1	Spray Rig

39	1	Dump Trailer
40	1	Riding Lawn Mower
41	1	Battery Charger
42	1	Electric Welder
43	1	Large Elevated (drive under) Protein Storage Bin.

Foreman's House(no furnishings are included):

44	All	Appliances
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Livestock:

45	13	Watusi cattle (all bulls or steers)
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PRICE (if sold intact): \$12,032,395.00** (\$2,100.00 an acre).

PRICE (if sold in two tracts as shown on the attached Topo Map):

TRACT	ACRES*	X PRICE/ACRE	= TOTAL PRICE**	REMARKS
1	3,679.72	\$2,200.00	\$7,985,366.40	Lodge, water well and highway frontage
2	2,100.00	\$2,100.00	\$4,410,000.00	No structures. Feeders and blinds in place will convey

*Approximate Acres

** 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:

LaSalle County: <http://www.ci.boerne.tx.us/>

City of Cotulla, Texas: <http://www.texasescapes.com/SouthTexasTowns/CotullaTexas/CotullaTexas.htm>

Cotulla Chamber of Commerce: <http://www.cotulla-chamber.org>

Cotulla Airport: <http://www.cotullaairport.com>

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

Choke Canyon State Park: <http://www.wildtexas.com/texas-parks/choke-canyon-state-park-calliham-unit>

Choke Canyon Reservoir: http://www.tpwd.state.tx.us/fishboat/fish/recreational/lakes/choke_canyon/

BROKER COMMENTS: If your desire is to own a classic South Texas Hunting/Recreation ranch where all the hard work has been done and a time consuming successful wildlife management program has been established, then you've found it here. You could close the sale on this one and confidently commence entertaining yourself and your guests the next day. This is a clean sale and could easily be closed within 30 days of a contract effective date.

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

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 the sole discretion of Thornton Ranch Sales, Frank J. Carter, Broker.

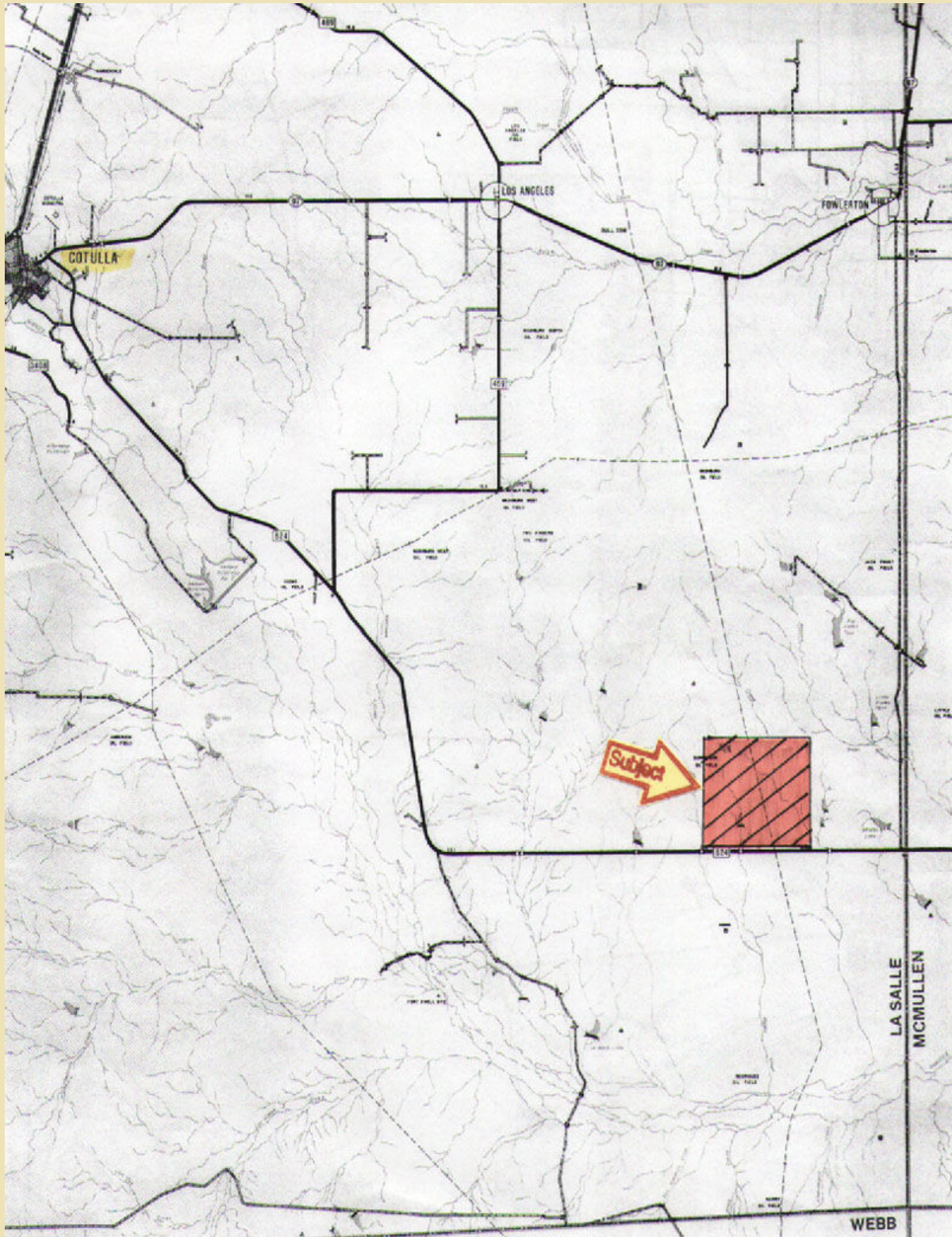
Thornton Ranch Sales hereby notifies Buyers of real estate that the properties may be subject to Oak Wilt, Drought, Flood, Hurricanes, Tornadoes, Infestation, Allergens, Economic influences, Disease and other acts of God, Nature or Man.

MAPS:

TEXAS HIGHWAY MAP



COUNTY ROAD MAP



U.S.G.S. TOPOGRAPHIC MAP

