

straight-line "as the crow flies".

BACKGROUND INFORMATION: This 587.36 acre ranch has been a productive hunting and ranching operation for many years.

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 Frank J. Carter, Broker, 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/re-certified survey. The property is offered for sale for all cash.

DESCRIPTION: Situated in the heart of Big Buck country, this turnkey ranch is ready to hunt and enjoy. The ranch is divided into two sections, one is low fenced to include 331 acres and the other is high fenced to include 255 acres. There are stock tanks on both sections and native South Texas brush, high in protein plus the well know area genetics set the table for a trophy deer herd. All the usual suspects of coyotes, bobcats, pigs, quail, dove and the occasional mountain lion inhabit the ranch. The ranch is fenced and has a good internal road system that has been maintained by the Owners. The low fenced section is open on three sides to several larger ranches. The high fenced section is set up to bring in exotics and/or a deer program. Presently native deer and a few exotics inhabit this section. This ranch is priced right and awaits the lucky buyer to put his/her own brand on it.

MINERALS: There are no minerals that convey and this is a surface estate sale only.

POSSESSION: Possession of the Property will be delivered to the buyer on the date of closing and funding.

IMPROVEMENTS: The property is fenced, has electricity, two water wells, two houses, pole barns, blinds, feeders and all furnishings.

TAXES: Based on current agricultural use the total ad valorem taxes for calendar year 2018 were approximately \$978.50 as per LaSalle and McMullen CADs.

LOCAL AREA INFORMATION:

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

LaSalle Chamber of Commerce: <https://www.cotullachamber.com/>

LaSalle County: <https://www.co.la-salle.tx.us/>

McMullen County: <http://www.mcmullencountytexas.us/>

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

PRICE: \$1,465,495.00 *(\$2,495.00 per 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 OWNER and Buyer.

OWNER will also sell the ranch in two tracts:

Tract 1: Low fenced section of 331 acres at \$2,495.00/ac. or \$825,845.00

Tract 2: High fenced section of 255 acres at \$2,695.00/ac. or \$687,225.00

TERMS: (2 options as follows):

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

AIRPORT INFORMATION: The Cotulla Airport is located just 35 minutes west of this property.

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.

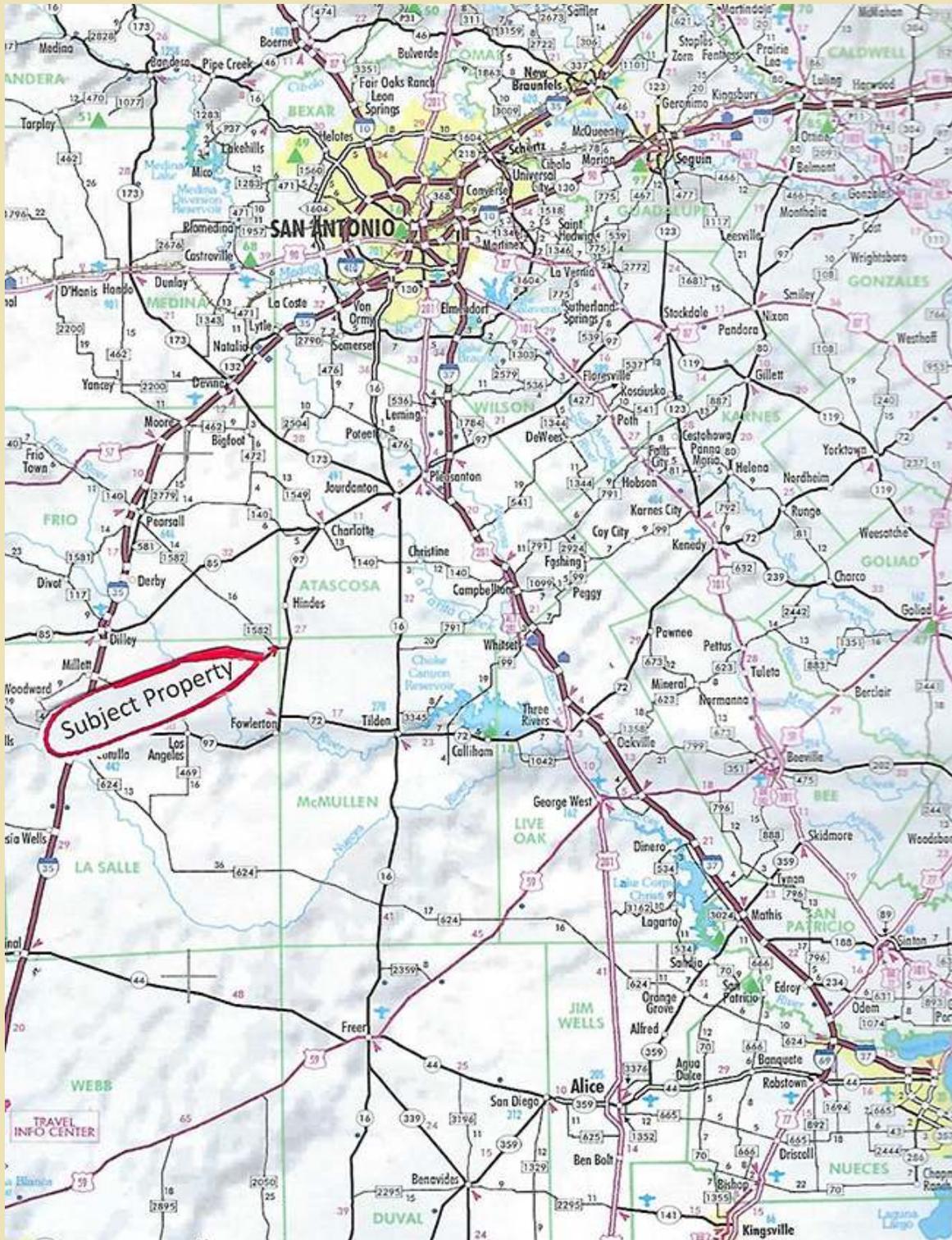
NOTE: This information was obtained from sources deemed reliable and is presented subject to errors, omissions, change of price or conditions, prior sale or withdrawal from the market without notice and is provided by Thornton Ranch Sales without any guarantee, warranty or representation, express or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

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, Diseases and other acts of God, Nature or Man.

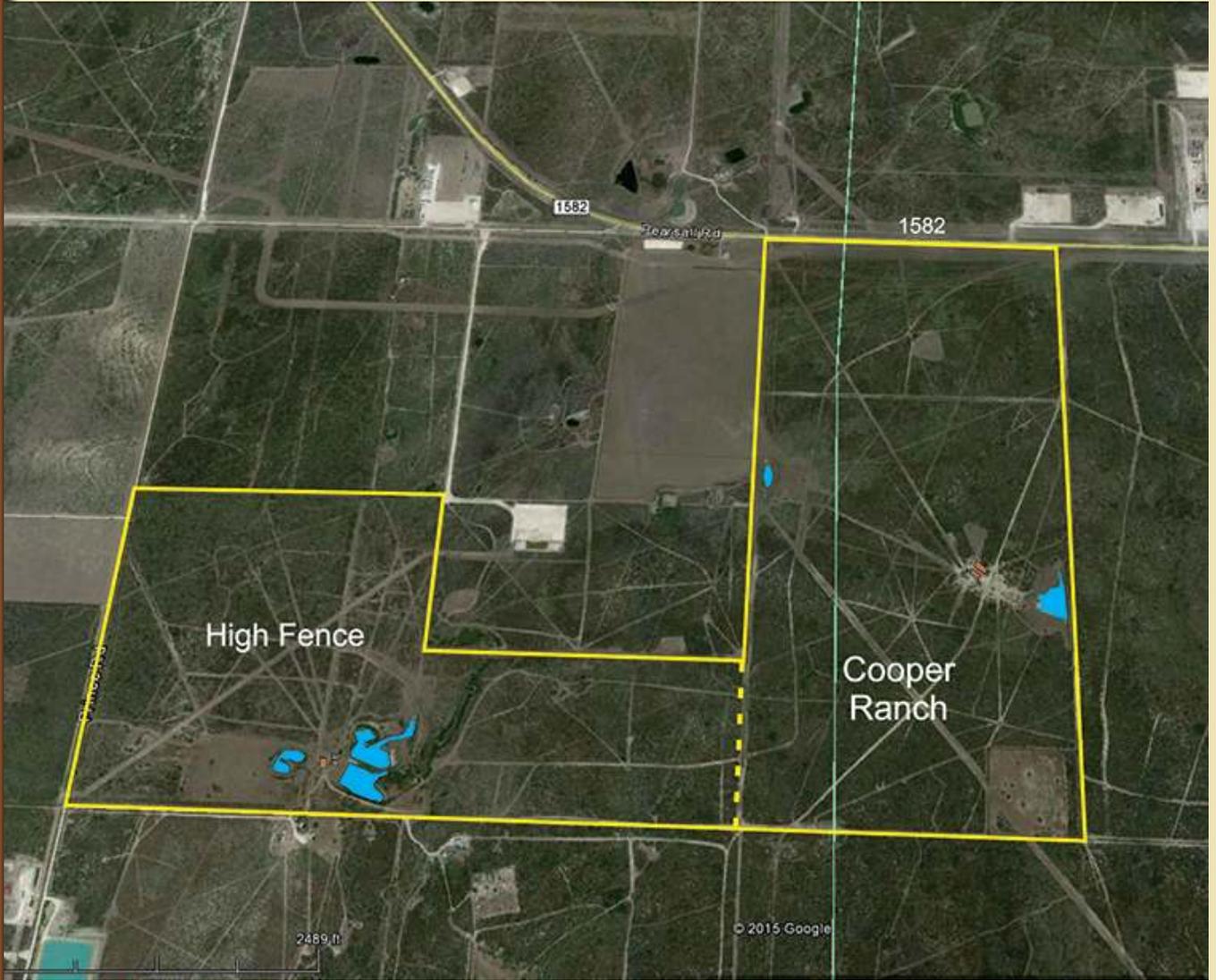
Buyer's Brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Frank J. Carter, Broker.

MAPS:

TEXAS HIGHWAY MAP



GOOGLE MAP



Cooper Ranch



586.3 acres (per main survey)



