



HILL COUNTRY

SOUTH TEXAS

WEST TEXAS

ZAPATA COUNTY HUNTING RANCH

(Trophy Deer, Water Well, Electricity, Tanks)

606.71 ACRES

ZAPATA COUNTY, TEXAS



LOCATION: Located in Zapata County approximately 35 miles north of Zapata which is the county seat, or 15 miles south of Laredo or 170 miles southwest of San Antonio, or 210 miles southwest of Austin, or 290 miles southwest of Houston, or 400 miles southwest of Dallas. All distances are measured straight-line "as the crow flies".

BACKGROUND: This 606.71 acre ranch has been in the same family for many years and was once part of a larger ranching operation.

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 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 or with possible Owner financing.

DESCRIPTION: On the market for the first time in several generations, situated near the Webb and Zapata county line, this turnkey ranch has the native brush high in protein and area genetics to support a trophy class whitetail deer herd. Hogs, javelinas, birds, bobcats, coyotes and the occasional mountain lion also inhabit the ranch. Diverse South Texas vegetation and topography, creek bottoms, elevation, tanks and improvements make this property an excellent hunting/recreational ranch. It is a great candidate for a high fenced ranch with many scenic locations to build a lodge or ranch house. It is located close to Laredo and Zapata for all your needs such as grocery, feed and hardware stores, motels, restaurants, service stations, etc. There is also world class bass fishing at nearby Casa Blanca Lake, Falcon Lake and Choke Canyon Lake.

MINERALS: To include all air, water and timber rights. 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 (partially high fenced and partially low fenced), has electricity, water well, mobile home, tool shed, barn, three tanks and good internal roads.

TAXES: Based on current agricultural use the total ad valorem taxes for calendar year 2013 were approximately \$539.00. The property will be conveyed to the buyer with said agricultural use designation in place..

LOCAL AREA INFORMATION:

Zapata County: <http://www.co.zapata.tx.us/>

Zapata Chamber of Commerce: <http://www.zapatachamber.com/>

Zapata County Appraisal District: <http://zapatacad.com/index.htm/>

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

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

Lake Casa Blanca State Park: http://www.tpwd.state.tx.us/spdest/findadest/parks/lake_casa_blanca/

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

PRICE: \$1,122,413.50* (\$1,850.00 per acre).

*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: (Three Options):

- All cash at closing.
- Seller may consider Owner financing.
- Any other terms acceptable to OWNER.

AIRPORT INFORMATION: The Laredo International Airport is located just 35 minutes west 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 me via E-Mail 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.

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

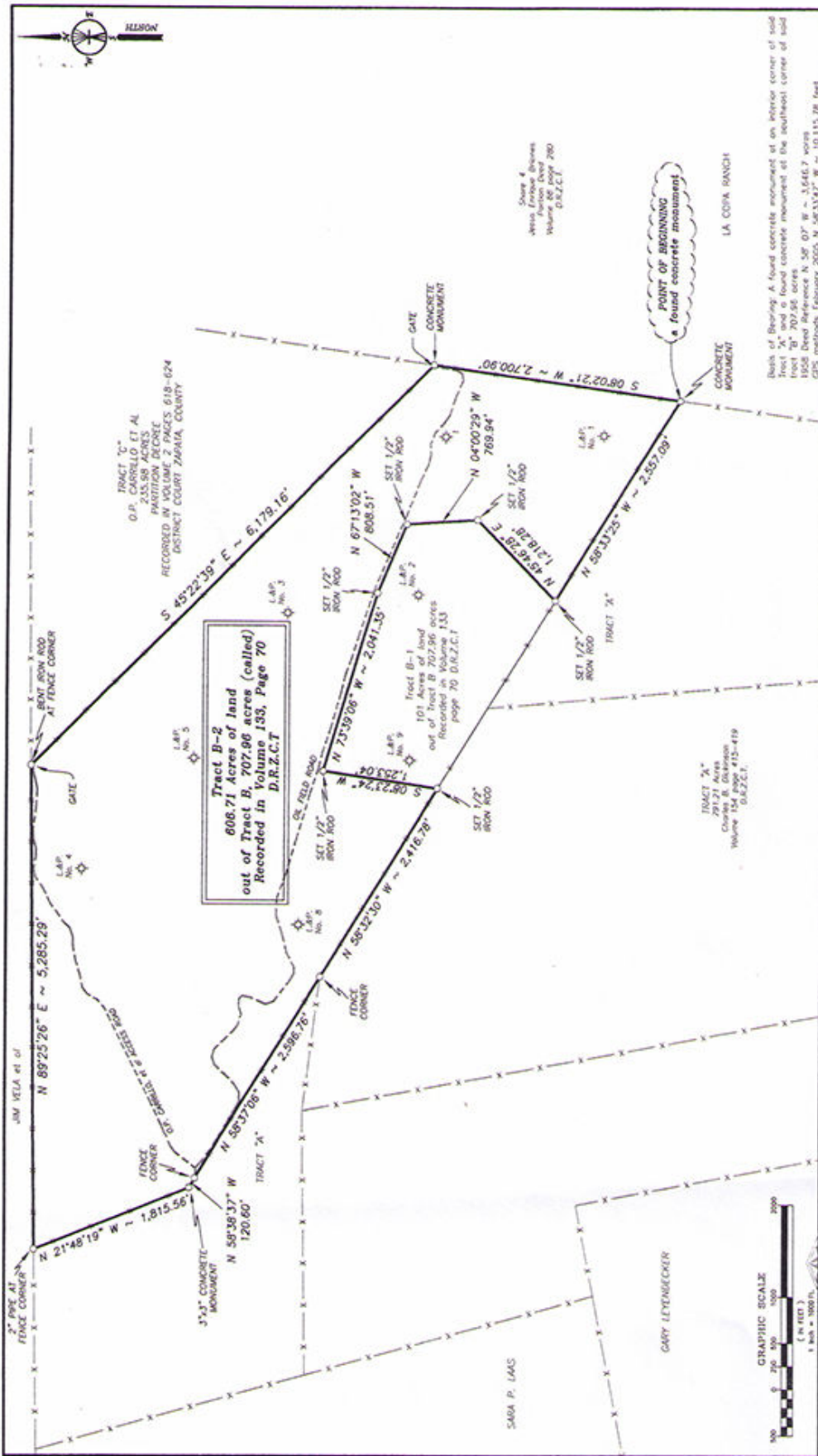
MAPS:

TEXAS HIGHWAY MAP



TOPOGRAPHIC MAP





HOWLAND ENGINEERING & SURVEYING CO., INC.
 7815 N. Berlett Avenue, Laredo, Texas 78041
 OFFICE: (956) 722-4411 FAX: (956) 722-2414

Scale: 1" = 1000'
 FIELD DATE: 12-15-06
 FIELD: 544 PG. 74 SHEET: 1 OF 3

SURVEY FOR
TRACT B-2, 608.71 ACRES
OUT OF TRACT "B" 707.96 ACRES (CALLED), VOLUME 133, PAGE 70, D.R.Z.C.T.
A PART OF DOLORES SUBDIVISION, SITUATED IN
JOSE VASQUEZ BORRERO GRANT, ABSTRACT 209
ZAPATA COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF WEBB
 I, JAMES ORFELAS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THE ABOVE CAPTIONED "PLAN OF SURVEY" AND ATTACHED "FIELD NOTES" WAS PREPARED AND ISSUED ON 12/15/06 BY (Myself, Myself, Myself, Myself, Myself) AND

R.P.L.S. No. 5776 - ROBERT S. SHULTZ CURRENT DATE: _____

Books of Bearings & found concrete monument of an interior corner of said tract 7C and found concrete monument at the southeast corner of said tract 7B - 707.96 acres N 58° 07' W ~ 3,546.7' more 1958 Reed Reference N 58° 07' W ~ 10,115.78 Feet GPS methods February 2005 N 58°33'25" W ~ 10,115.78 Feet

