



HILL COUNTRY

SOUTH TEXAS

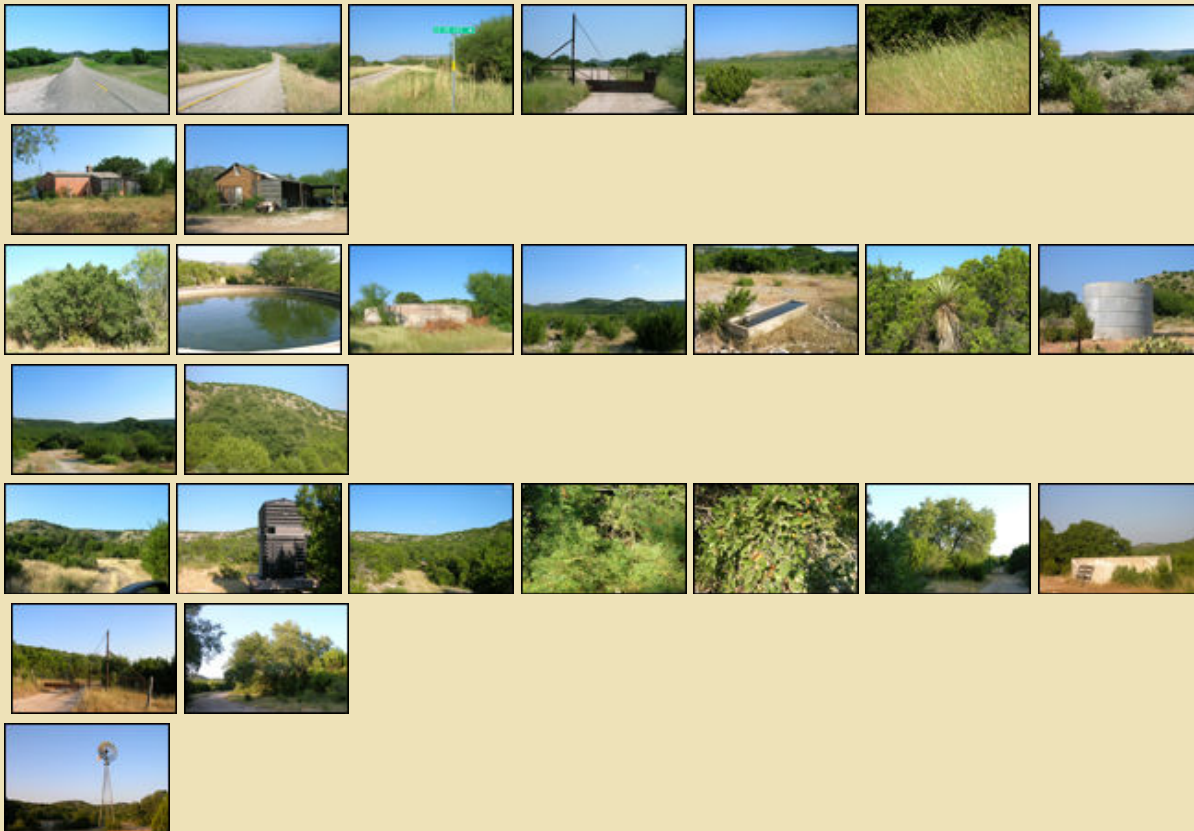
WEST TEXAS

### HUNTING-RANCHING-RECREATION RANCH - **SOLD**

(Deer, Turkey, Quail, Dove, Scenic, Highway & County Road Frontage)

**6,310 ACRES (more or less)**

EDWARDS COUNTY, TEXAS



**LOCATION:** Located 30 miles northeast of Del Rio; or 30 miles north northwest of Brackettville; or 35 miles southwest of Rocksprings which is the county seat; or 62 miles northwest of Uvalde; or 130 miles west northwest of San Antonio; or 175 miles west southwest of Austin; or 315 miles west of Houston; or 320 miles southwest of Dallas. All distances are measured straight-line "as the crow flies".

**BACKGROUND:** This ranch has been owned by the same family for about 75 years and it is now owned by

two brothers who inherited the property. The ranch has been leased to a local rancher for many years. He has operated it as a livestock and hunting ranch.

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

**DESCRIPTION:** This ranch is fortunate to be located in a transition area where three land masses come together. Specifically, these areas are the Rio Grande Plains (South Texas), the Trans-Pecos (West Texas) and the Edwards Plateau (Hill Country). A diversity of plants, trees and brush from each of these areas grow profusely and provide the kind of habitat highly sought by wildlife biologist and game managers. You will find a happy mixture of Black Brush, Guajillo, Guayacan, Acacia, and Mesquite from South Texas; Tasajillo, Soto and Century Plants from West Texas; Live Oak, Post Oak, Persimmon, Cedar and Agarita from the Hill Country. This reasonably priced ranch possesses many characteristics that appeal to most investment minded recreational land buyers. Though located in a sparsely populated area, access is superb via a quiet farm to market road that bisects the ranch and a county road that runs through the ranch as shown on the Topographic Map in this sale brochure. The ranch is surrounded by larger low fenced ranches. Electric power lines traverse the ranch. There are two old houses located in the headquarters area. These houses are being used as hunting camps by the hunting lessees. The ranch is served by two water wells, one equipped with an electric submersible pump and one equipped with a windmill. The terrain varies from 1,658 to 2162 feet above sea level. There are wide valleys with good soil and ridge tops with awesome views that will take your breath away. This semi rugged ranch definitely has character. All the above along with a very reasonable offering price make this property a buying opportunity.

**WILDLIFE, HUNTING, RECREATION:** The wildlife population includes white-tail deer, turkey, blue quail, bob white quail, dove, hogs, fox, coons, rabbits and miscellaneous varmints. The hunting rights have historically been leased to a group of hunters on a season long lease. Whether you are a bow hunter, deer hunter, bird hunter, photographer, birdwatcher, outdoorsman, or a student of nature, the wildlife on this beautiful ranch will keep you challenged and entertained. There are many Indian artifacts and relics to be found. There is at least one cave on the ranch. The ranch offers the opportunity for horse riding with pretty valleys to be explored. Also, varied activities such as hiking, exploring, camping, bird-watching, nature walks, or setting on a hillside with your binoculars and searching the countryside for wildlife are all available for the taking. Or, if your desire is to simply get away from it all and enjoy Mother Nature at her best, this tranquil ranch would be the perfect place to achieve that objective.

**MINERALS:** The Seller owns about 51% of all mineral rights and will convey one-half of all minerals owned to the buyer. The minerals are not now leased.

**IMPROVEMENTS:** Two old houses in poor state of repair. 2 water wells (one equipped with electric submersible pump, one equipped with windmill) and four water storage reservoirs. Pens. Low perimeter fences and internal cross fences (some in need of repair). Electricity is available.

**TAXES:** Based on current agricultural use the total ad valorem taxes for calendar year 2004 were \$5,709.62 or only 90 cents per acre. The property shall be conveyed to the buyer with said agricultural use and related tax rate in effect.

**POSSESSION:** Possession shall be given on the date of closing and funding. Said possession to be subject to a Lease (grazing and hunting) that expires on December 31, 2006.

**PRICE:** : \$2,524,000.00\*\* (\$400.00 per acre).

\*\*Price to be adjusted based on the actual number of surveyed acres that will be conveyed by a Special Warranty Deed and covered by an Owner's Policy of Title Insurance multiplied by the price per acre agreed upon by Seller and Buyer. Said price shall not include any livestock, equipment or personal property.

**TERMS:** (Options):

- All cash at closing.
- Any other terms that are acceptable to (Seller).

**BROKER COMMENTS AND MISCELLANEOUS INFORMATION:** Del Rio with its shopping and restaurants is about a 30 minute drive from this ranch. Another item of interest is that Lake Amistad with its fantastic fishing and several National Recreation Areas is located just northwest of Del Rio or about 28 miles southwest of this ranch. Better hurry, this one is priced to sell quickly!!!!

**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](mailto: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.

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

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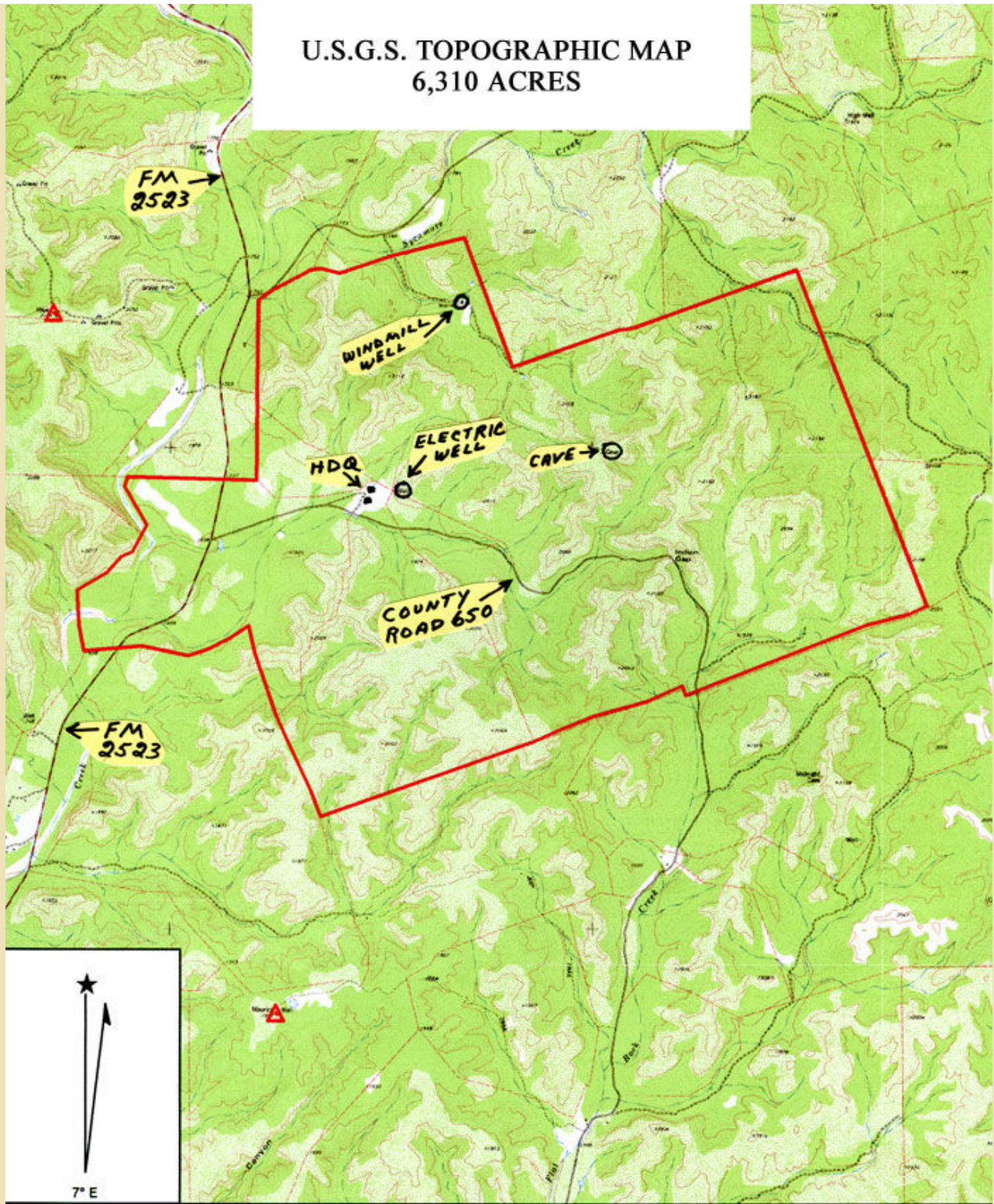
**MAPS:**

[TEXAS HIGHWAY MAP](#)



U.S.G.S. TOPOGRAPHIC MAP

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6,310 ACRES



Name: FLAT ROCK CREEK NORTH  
Date: 9/28/2005  
Scale: 1 inch equals 4000 feet

Location: 029° 41' 43.31" N 100° 33' 04.10" W