



**WEBB COUNTY HUNTING RANCH**  
(Beautiful Brush County Ranch, Trophy Deer, Privacy)

**711.3 ACRES**

**WEBB COUNTY, TEXAS**

**Ground Snapshots - Taken in September, 2010**



**LOCATION:** : Located in Webb County approximately 15 miles south of Laredo which is the county seat, or 160 miles southwest of San Antonio, or 240 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 INFORMATION:** This 711.3 acre ranch is on the market for the first time and was once part of a larger cattle ranching operation. The ranch has been lightly grazed and has not been hunted in over ten 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 Thornton Ranch Sales 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.

**DESCRIPTION:** This excellent hunting/recreational ranch is rich in game and possesses the genetics and high protein browse to produce trophy whitetail deer. Webb County and this area have long been known for producing Boone and Crockett deer. Hogs, javelina, quail, turkey, bobcats, coyotes and the occasional

mountain lion also inhabit the property. The ranch is surrounded by large neighbors and has had little to no activity for many years. You will find a happy mixture of huisatche, mesquite, black brush, guajillo, guayacan, granjeno, cenizo, prickly pear and acacia to name a few, all high in protein. It is a sportsman's dream at a very affordable price. There is one large pond on the ranch that attracts and holds wildlife. There are also several excellent sites for additional tanks or ponds. There is one water well equipped with a windmill that needs repair. Dolores Creek, seasonal, flows thru the southeast corner of the ranch for .4 mile and would be an excellent site for a larger lake. Entry is by deeded easement and the ranch gate is 3.5 miles from a paved FM road. Privacy is insured as only ranch owners can gain access off this FM road through a locked gate. There is also world class bass fishing at nearby Casa Blanca Lake and Falcon Lake.

**MINERALS:** To include all water rights and air rights. There are no minerals that convey and this is a surface estate sale only.

**POSSESSION:** Possession of the Property subject to a grazing lease and shall be delivered to the buyer on the date of closing and funding.

**IMPROVEMENTS:** The property has electricity available, fenced on all sides with three sides low fence and one side high fence, has one stock pond, a windmill needing repair and several good internal roads.

**TAXES:** Based on current agricultural use the total ad valorem taxes for calendar year 2009 were approximately \$450. The property will be conveyed to the buyer with said agricultural use designation in place.

#### **LOCAL AREA INFORMATION:**

Webb County: <http://www.webbcounty.com/>

City of Laredo: <http://www.cityoflaredo.com/>

Laredo Chamber of Commerce: <http://main.laredochamber.net/>

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

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

Webb County Appraisal District: <http://www.webbcad.org/>

Lake Casa Blanco State Park: [http://www.tpwd.state.tx.us/spdest/findadest/parks/lake\\_casa\\_blanca/](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:** \$1,173,645\* (\$1,650 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.

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

**ADJACENT LAND AVAILABLE:** 688.2 acres located adjacent to the east boundary line of this ranch is also for sale at the same price, terms and conditions of sale. Said 688.2 acres may be reviewed by clicking on the following link: "<http://thorntonranchsales.com/summary/688.php>

These two properties combined would make a wonderful hunting/recreational ranch if you are searching for a larger place. A Topo Map showing both this 711.3 acres and the adjacent 688.2 acres is attached.

**AIRPORT INFORMATION:** The Laredo International Airport is located just 25 minutes north of this property. Daily flights are provided by American Airlines, Continental Airlines and Allegiant Air.

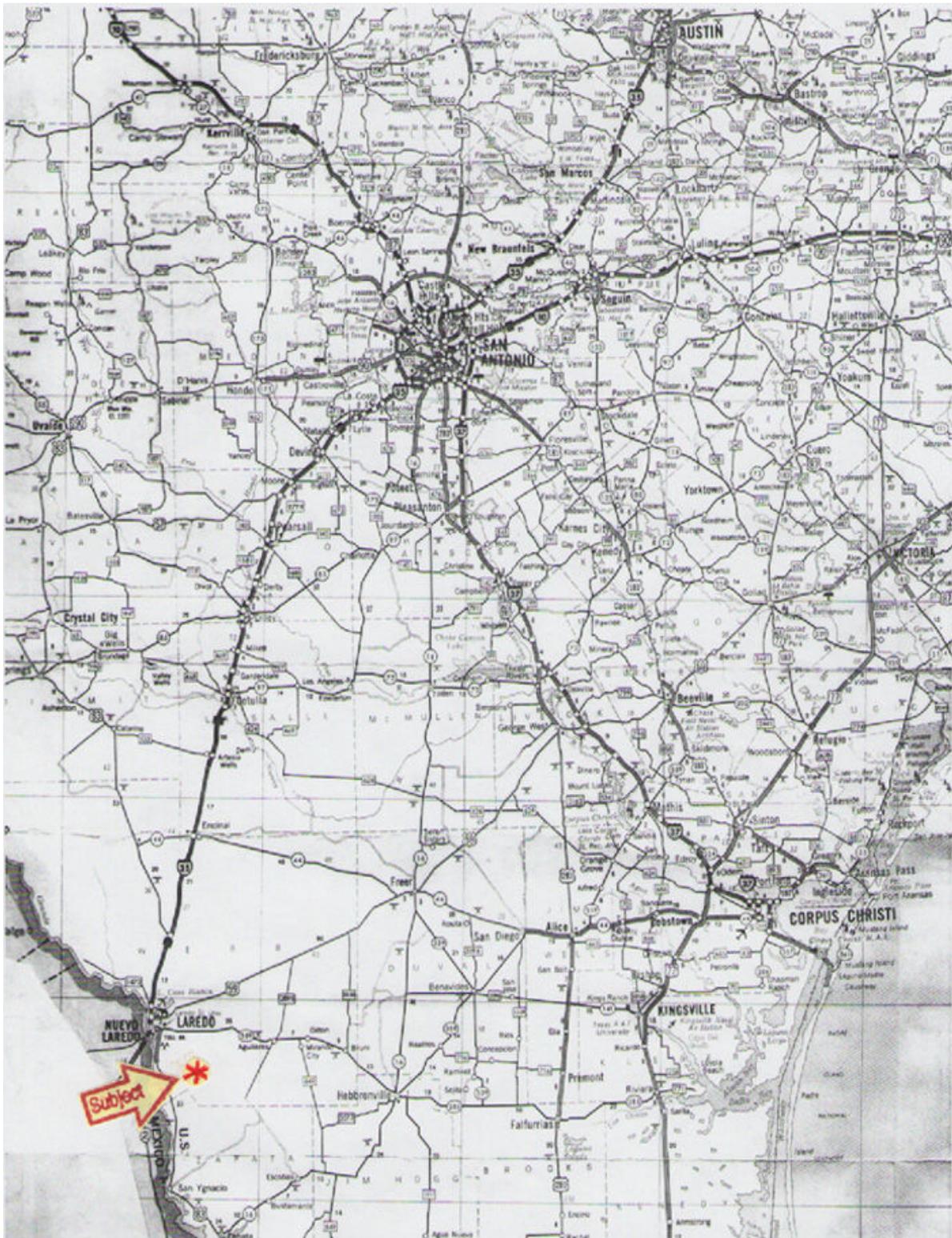
**SHOWING COORDINATION:** This ranch is available for inspection seven days a week by prior appointment only. **CALL: Frank J. Carter (956) 740-4849** at any time for showing coordination, service and support. Or you may contact him via E-Mail: [frankcarter220@yahoo.com](mailto:frankcarter220@yahoo.com)

**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.

MAPS:

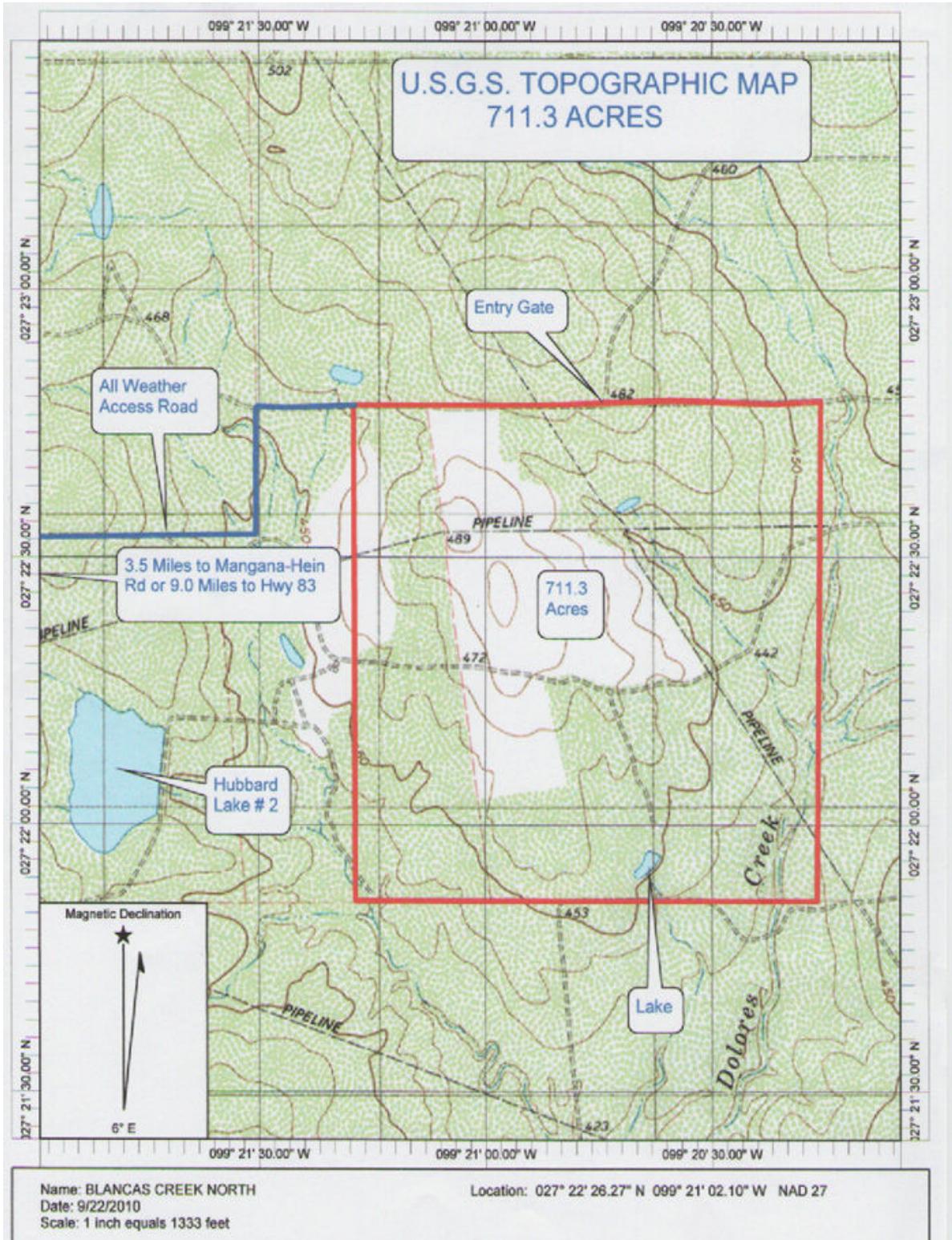
TEXAS HIGHWAY MAP



GUADALUPE COUNTY ROAD MAP



U.S.G.S. TOPOGRAPHIC MAP



U.S.G.S. TOPOGRAPHIC MAP (Showing this 711.3 acres and the adjacent 688.2 acres, also available.)

