



HILL COUNTRY

SOUTH TEXAS

WEST TEXAS

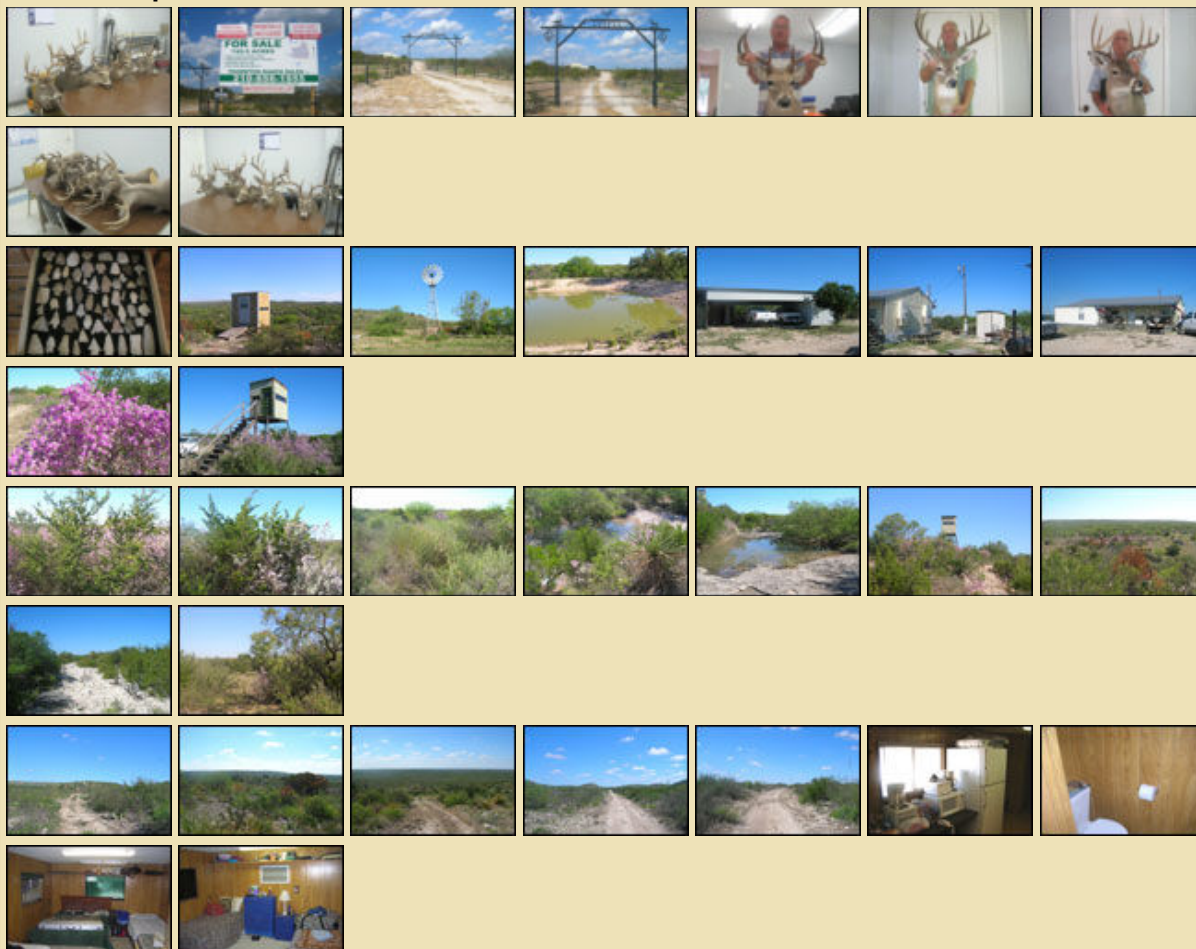
UTOPIAN HUNTING-RANCHING-RECREATION RANCH

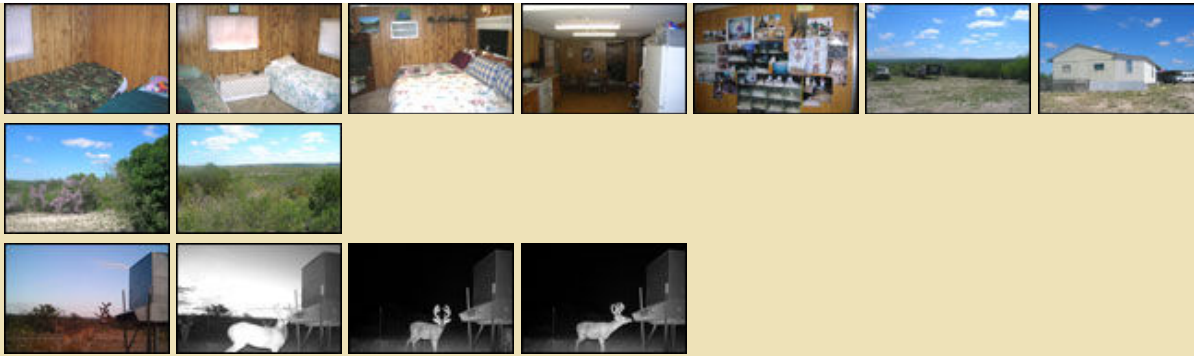
**(Deer, Turkey, Quail, Dove, Minerals, Hogs, Water Wells,
Hunting Hdq and Wide Open Spaces)**

745.5 ACRES (OFFERED INTACT OR IN 2 TRACTS)

KINNEY COUNTY, TEXAS

Ground Snapshots





LOCATION: Located 23 miles northwest of Brackettville, which is the county seat; or 25 miles northeast of Del Rio; or 40 miles southwest of Rocksprings; or 62 miles northwest of Uvalde; or 130 miles west northwest of San Antonio; or 182 miles southwest of Austin; or 310 miles west of Houston; or 320 miles southwest of Dallas. All distances are measured straight-line "as the crow flies".

BACKGROUND: In May of 2001 this ranch was purchased by a family group of hunters/outdoorsman from the Houston area. Since that time they have invested untold amounts of time, money, work and management skills toward creation of a utopian hunter's paradise. The result is a hideaway hunting retreat with easy access, a comfortable hunting lodge with central heat and air along with a diverse healthy game population that most hunters can only dream about owning.

METHOD OF SALE: The Owner (Seller) has given Thornton Ranch Sales exclusive authorization to market this ranch either intact or in two tracts as shown on the attached U.S.G.S. Topographic Map. The Seller will convey the property by a General Warranty Deed, provide a standard Owner's Policy of Title Insurance and provide a current survey of the property. All furnishings, deer blinds & feeders, and two operating Chevrolet pickup trucks are included in the sale. A reduced price is offered if both Tracts are sold as one combined Tract to a single buyer.

DESCRIPTION: This turnkey hunting ranch is 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, Chin Oak, Persimmon, Cedar and Agarita from the Hill Country. Additionally, this ranch possesses many characteristics that appeal to most recreational land buyers. Even though located in a sparsely populated area, access is superb via a quiet farm to market road that forms the west boundary line of the property. Brackettville, the county seat, is a thirty minute drive from the ranch. Drive time to Del Rio is also about 30 minutes and drive time to Rocksprings is about 45 minutes. This ranch is surrounded by large low fenced ranches on three sides and there is a high fence located along the west side of FM 2523 which forms the west boundary line of the property. There is an abundance of delicious drinking water from a reasonably shallow depth as demonstrated by two existing water wells, one at the headquarters which is equipped with an electric submersible pump and one windmill well. There is a comfortable multi-room headquarters lodge with central heat and air, satellite TV, two bathrooms and 19 beds. Total control of the mineral and water rights will be conveyed to the buyer as hereinafter described. Terrain elevations vary from 1,375 to 1,625 feet above sea level. This elevation variation provides character and a happy mixture of valleys, canyons and high elevation points with views that will take your breath away. Cow Creek, a seasonal creek, flows thru the ranch in a north to south direction for a distance of almost one mile. A natural rock bottom water hole in the creek is kept filled with fresh water piped from the electric water well. This creek and its three tributaries form a nice valley thru the middle of the ranch and provides outstanding wildlife habitat. There is a good internal road system and

all the roads are easily drivable in a two wheel drive vehicle. The tree and brush cover is far better than the neighboring ranches. This ranch is an excellent candidate for high fencing. There are 10 strategically placed hunting blinds, 20 automatic deer feeders (2 at each blind), two bulk demand type gravity flow protein feeders and multiple water troughs. All the above along with a reasonable offering price makes this property a buying opportunity.

WILDLIFE, HUNTING, RECREATION: The wildlife population includes white-tail deer, turkey, quail (bob white and blues), dove, hogs, fox, coons, rabbits and miscellaneous varmints. Whether you are a bow hunter, deer hunter, bird hunter, photographer, birdwatcher, outdoorsman, or a student of nature, the wildlife on this little ranch will keep you challenged and entertained. Trophy deer, some of which are shown in the associated snapshots, are there to be taken. Many Indian artifacts and relics have been found at several proven locations on both sides of Cow Creek. The ranch offers the opportunity for horse riding with miles of pretty trails to be ridden. Also, varied activities such as hiking, exploring, camping, bird-watching, nature walks, or setting on a hillside with your binoculars and searching 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 with the headquarters situated on a high area would be the perfect place to achieve that objective.

MINERALS: It is believed the Sellers own all the mineral executive leasing rights and most of the royalty. They also own all the water rights. All of said mineral rights and water rights owned by Seller will be conveyed to the Buyer. The minerals and water rights are not now leased.

IMPROVEMENTS: 1,740 sq. ft. headquarters lodge with 6 bedrooms, two bathrooms, den & kitchen. 1,200 sq. ft. 3 bay garage with feed storage room on east end and a covered Bar-B-Q area on the west end. One water well equipped with an electric submersible pump and one windmill well. An earthen pond stocked with fish located near the windmill. Multiple water troughs fed by the electric well and a pipeline system. Low perimeter fences. Extensive internal ranch road system. Several good caliche (road material) pits. Electricity and underground telephone service.

TAXES: Based on current wildlife management use designation the total ad valorem taxes for calendar year 2008 were \$595.60 or only 80 cents per acre. The property shall be conveyed to the buyer with said wildlife management use and related tax rate in effect.

POSSESSION: Possession of the property subject to no leases of any kind shall be given on the date of closing and funding. However, Seller shall have 30 days after closing to remove all of Seller's outside personal property that is not sold to the buyer (i.e. tractor with blade and shredder, trailer, etc.) from the ranch.

PRICE (if sold intact): \$893,854.50** (\$1,199.00 per acre).

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

TRACT	ACRES*	X	PRICE/ACRE	=	TOTAL PRICE**	REMARKS
1	447.5		\$1,375.00		\$660,062.50	Hwy frontage, Headquarters, 1 elec well, one windmill well, pond, electricity, telephone.
2	298		\$1,150.00		\$342,700.00	Hwy frontage, deer blinds & feeders, natural water hole.

*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. For an intact sale said price shall include all furnishings, utensils, dishes, appliances and bedding in the headquarters house, a Bar-B-Q cooker, two 1998 model Chevrolet pickup trucks, 10 deer blinds, 20 automatic deer feeders, and 2 bulk protein feeders (1,000 lb. each). No livestock are included in the sale. Additionally, a medium size 2008 John Deere Tractor with front end loader, blade and shredder, and a heavy duty 28 foot long tandem wheel gooseneck trailer are available for sale at a price to be negotiated.

*** NOTE: If a contract is executed for the property to be sold in two tracts the sale contract on each respective tract shall include the following terms and conditions:

- "The closing of this sale is expressly conditioned on a simultaneous closing of both Tracts 1 and 2 shown on the attached Topo Map".
- "It is understood and agreed by Buyer and Seller that in the event the Seller enters a contract for an intact sale of the 745.5 acres to a single buyer before simultaneous closings on Tracts 1 and 2 occur, then Seller reserves the right to notify the prospective Buyers of Tract 1 and/or Tract 2 of such event and this contract will be terminated and Buyer's Earnest Money will be returned to Buyer.

TERMS: All cash at closing.

LOCAL AREA INFORMATION: Additional information on Kinney County, Del Rio, Rocksprings, Uvalde and local area State Parks can be found on the following web sites:

Kinney County: <http://www.co.kinney.tx.us/ips/cms>

Del Rio: (City & Chamber of Commerce): <http://www.drchamber.com/>

Rocksprings: <http://www.texasescapes.com/TexasHillCountryTowns/RockspringsTexas/RockspringsTx.htm>

Uvalde: <http://www.uvalde.org/>

Lake Amastad: <http://www.americansouthwest.net/texas/amistad/nra.html>

Texas State Parks: <http://www.tpwd.state.tx.us/spdest/>

AIRPORT INFORMATION: Del Rio International Airport is located 2 miles northwest of Del Rio or about 25 miles southwest of this ranch. Both commercial and private aircraft service is available. There is a 6,300 foot long lighted runway. The airport is fully equipped for instrument approaches and all weather operations. Both jet and 100LL aviation fuel are available.

BROKER COMMENTS AND MISCELLANEOUS INFORMATION: It is not often that land with no major problems or objectionable characteristic is put on the market at a reasonable price. This is one of those properties. Another item of interest is that Lake Amastad with its fantastic fishing and several National Recreation Areas is located just northwest of Del Rio or about 25 miles southwest of this ranch. Better hurry, this one is priced to sell!!!!

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.

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

MAPS:

TEXAS HIGHWAY MAP

