



HILL COUNTRY

SOUTH TEXAS

WEST TEXAS

WEBB COUNTY HUNTING AND DEER BREEDING RANCH
(Excellent Brush Country Ranch, Trophy Deer, 7 Lakes, Electricity, Privacy)
984.22 acres
WEBB COUNTY, TEXAS

Ground Snapshots



LOCATION: Located in Webb County approximately 40 miles east of Laredo which is the county seat, or 20 miles west of Freer 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 984.22 acre ranch was once part of a larger cattle ranching operation.

REASON OF 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 and Duval Counties have long been known for producing Boone and Crockett deer. Currently used as a deer breeding ranch with pens and deer stock this

ranch is set up to continue this operation. To learn more about current usage log on to:

www.santoscattleandgame.com. The ranch has large neighbors and is known for a great deer population. 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. Entry is by deeded easement and the ranch gate is 4 miles from Highway 59. There is one easement through the Property. There is also world class bass fishing at nearby Casa Blanca Lake, Falcon Lake and Choke Canyon 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 no hunting or grazing leases will be delivered to the buyer on the date of closing and funding.

IMPROVEMENTS: The property is high fenced, has electricity, headquarters, deer breeding pens, deer stock, seven lakes and good internal ranch roads.

TAXES: Based on current agricultural use the total ad valorem taxes for calendar year 2013 were approximately \$1,702.15. 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://laredochamber.com/home/>

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 Blanca State Park: <http://www.webbcad.org/>

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

Choke Canyon Lake: <http://www.tpwd.state.tx.us/state-parks/choke-canyon>

City of Freer: <http://cityoffreer.com/>

Muy Grande Deer Contest: <http://www.muygrandevillage.com/>

PRICE: \$1,722,000 *(\$1,750 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: (2 options as follows):

(1) All cash at closing.

(2) Any other terms acceptable to OWNER.

AIRPORT INFORMATION: The Laredo International Airport is located just 45 minutes west of this property. Daily flights are provided by American Airlines, United 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 contact him via E-Mail: 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.

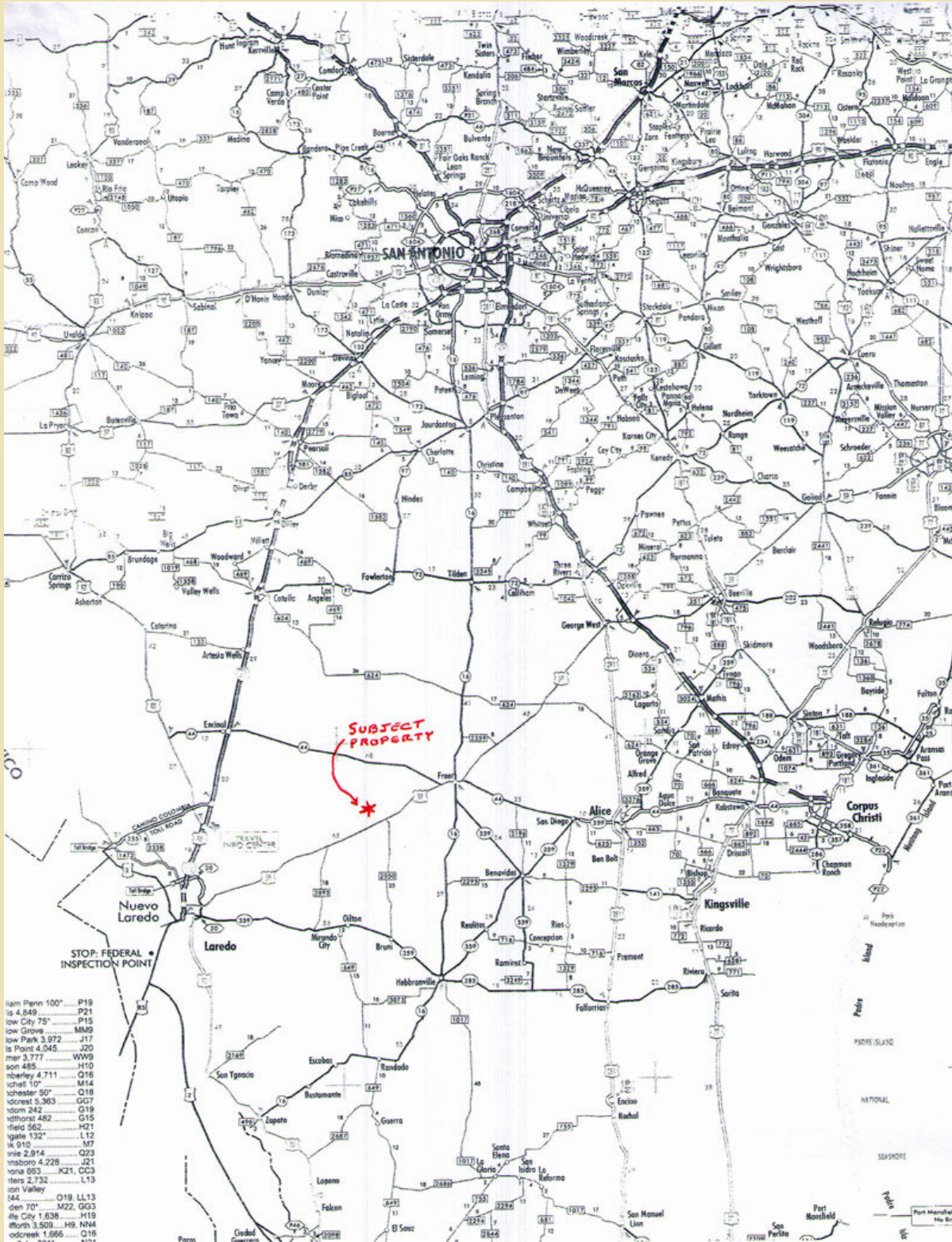
Thornton Ranch Sales hereby notifies Buyers of real estate that properties may be subject to Oak Wilt, Drought, Flood, Hurricanes, Tornadoes, Infestation, Allergens, Economic Influences, Diseases and other acts

of God, Nature or Man.

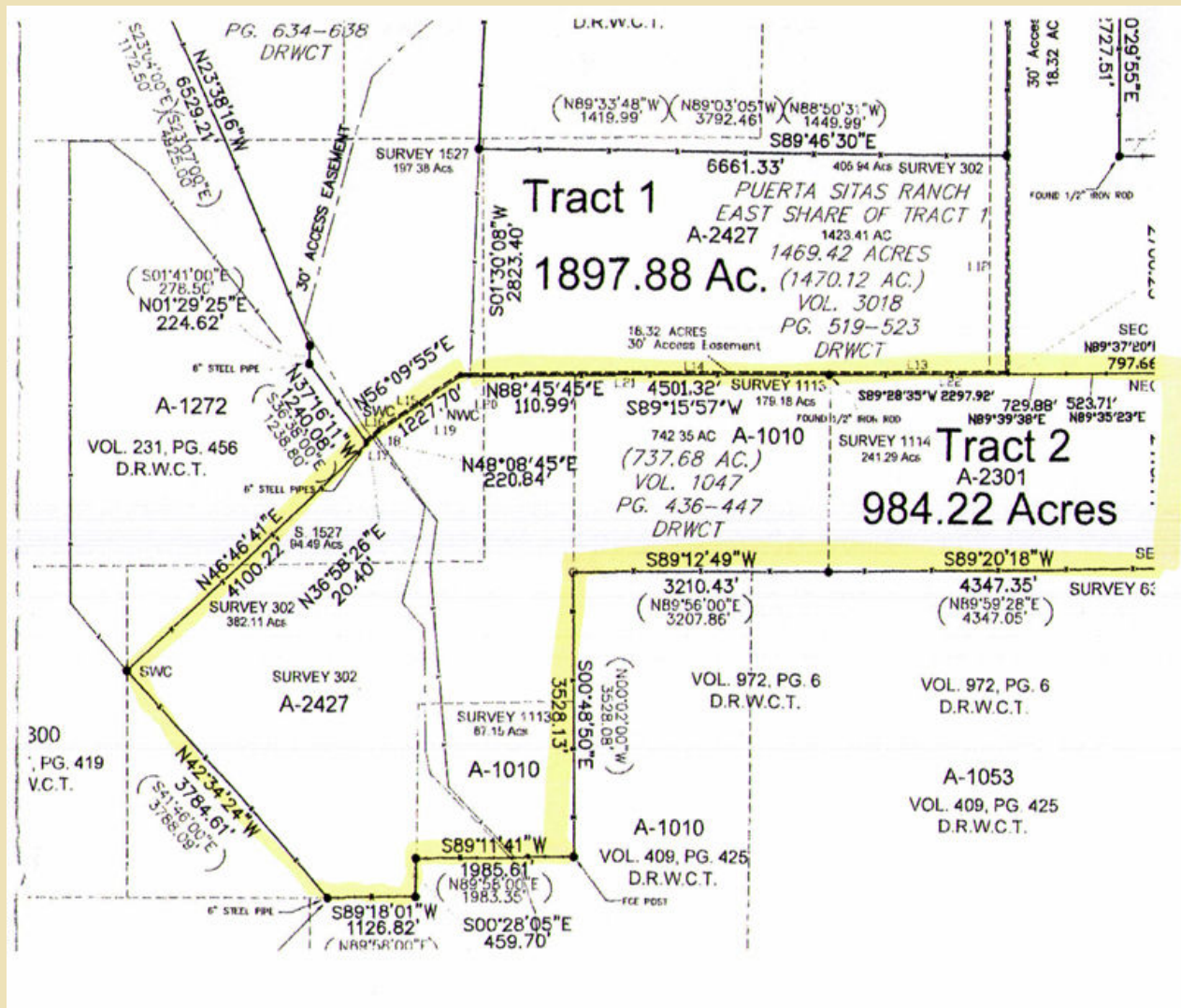
Buyer's Brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Thornton Ranch Sales, Frank J. Carter, Broker.

MAPS:

TEXAS HIGHWAY MAP



SURVEY MAP



AERIAL MAP



TOPOGRAPHIC MAP

