



WEBB COUNTY HUNTING RANCH
(Excellent Brush Country Ranch, Trophy Deer, Lake, Privacy)

200 ACRES (Intact or in two tracts)

WEBB COUNTY, TEXAS

Ground Snapshots



LOCATION: Located in Webb County approximately 15 miles southeast of Laredo which is the county seat, or 160 miles south southwest of San Antonio, or 240 miles south southwest of Austin, or 290 miles southwest of Houston, or 400 miles south southwest of Dallas. All distances are measured straight-line "as the crow flies".

BACKGROUND INFORMATION: This 200 acre ranch is on the market for the first time and was once part of a larger cattle ranching operation. This property was inherited and it is individually owned by a person who lives out of state.

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 intact or in two tracts as shown on the attached U.S.G.S. Topographic Map.

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 is known for a great deer population. You will find a happy mixture of huisache, 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 lake and also several excellent sites for additional lakes. There is also world class bass fishing at nearby Casa Blanca Lake and Falcon Lake. An all-weather road on an insurable deeded easement connects the ranch with a paved Farm to Market (FM) road located 3.5 miles west of the property. Privacy is assured as only adjacent ranch owners are permitted to use said all-weather road which is secured by a locked gate located at the FM road.

MINERALS: The sale shall include only the surface estate as there are no minerals to be conveyed. However, the sale will include all water rights and air rights.

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 has electricity available, is fenced on three sides with two sides low fenced and one side high fenced. There is one lake and several good internal ranch roads.

TAXES: Based on current agricultural use the total ad valorem taxes for calendar year 2011 were approximately \$250. The property will be conveyed to the buyer with said agricultural use designation in place.

PRICE if sold intact: \$500,000.00 *(\$2,500.00 per acre)

TRACT	ACRES	PRICE PER ACRE	TOTAL PRICE*	REMARKS
1	100	\$2,500	\$250,000.00	Road Frontage, lake, good lake sites, unfenced on west and south boundary lines, electricity available.
2	100	\$2500.00	\$250,000.00	Good lake sites, unfenced on north and west boundary lines, electricity available.

* 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. No livestock or personal property is included in the sale.

TERMS: (2 options as follows):

- (1) All cash at closing.
- (2) Any other terms acceptable to Seller.

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 Blanco 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/>

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

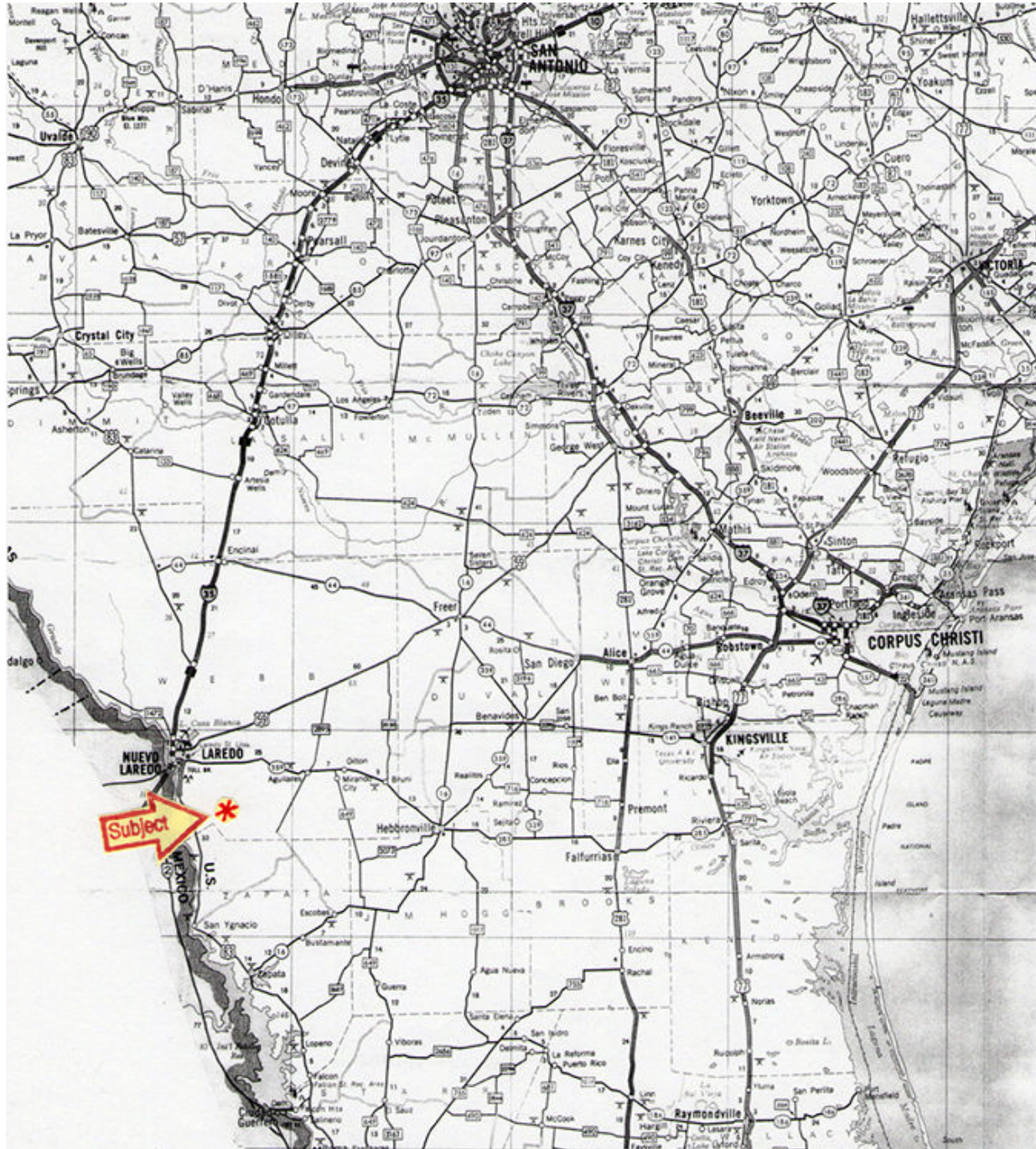
provided by Thornton Ranch Sales without any guarantee, warranty or representation, express or implied.

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, Disease 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, Leonard F. "Len" Thornton, broker.

MAPS:

TEXAS HIGHWAY MAP





U.S.G.S. TOPOGRAPHIC MAP

