



HILL COUNTRY

SOUTH TEXAS

WEST TEXAS

ZAPATA COUNTY RANCH

(Fenced, Five Stock Tanks, South Texas Brush)

2,500 +/- Acres

ZAPATA COUNTY, TEXAS

Ground Snapshots



MAPS (attached):

TEXAS HIGHWAY MAP

LOCATION: Located in Zapata County approximately 27 miles east of San Ygnacio, or 45 miles south of Laredo or 170 miles southwest of San Antonio, or 210 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 2,500 acre ranch has been in the same family for 100 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 Frank J. Carter, Broker, 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: One of the last big ranches in Zapata county that has been in the same family for 100 years! A beautiful combination of South Texas brush, five stock tanks and area genetics all set the table for a nice deer herd. Hogs, javelina, birds, predators with the occasional mountain lion are the usual suspects. The ranch is approximately 85% low fenced and 15% high fenced. There is a current Ag. Exemption in place. This is a surface estate sale only.

Brush consists of but not limited to: Black Brush, Guayacon, Guajillo and Coma. All of these, high in protein, plus an abundance of mesquite trees provide great nutrition for wildlife. Terrain is flat to rolling with a few high areas with long range views.

The ranch is within easy driving range of Zapata or Laredo for all your ranching needs. San Antonio and Corpus Christi both under a 3 hour drive. Falcon Lake 45 minutes away and Choke Canyon Lake at 2 1/2 hours

provide excellent fishing destinations.

The ranch is a blank canvas awaiting the lucky buyer to make their own improvements.

MINERALS: There are no minerals that convey and this is a surface estate sale only.

POSSESSION: Possession of the Property will be delivered to the buyer on the date of closing and funding.

IMPROVEMENTS: The property is fenced, and has five stock tanks.

TAXES: Based on current agricultural use the total ad valorem taxes for calendar year 2020 were approximately \$2,757.00. The property will be conveyed to the buyer with said agricultural use designation in place.

LOCAL AREA INFORMATION:

Zapata County: <http://www.co.zapata.tx.us/>

Zapata Chamber of Commerce: <http://www.zapatachamber.com/>

Zapata County Appraisal District: <http://zapatacad.com/index.htm/>

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

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

Lake Casa Blanca 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/>

PRICE: \$2,985,110*(\$1,195 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 north of this property.

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.

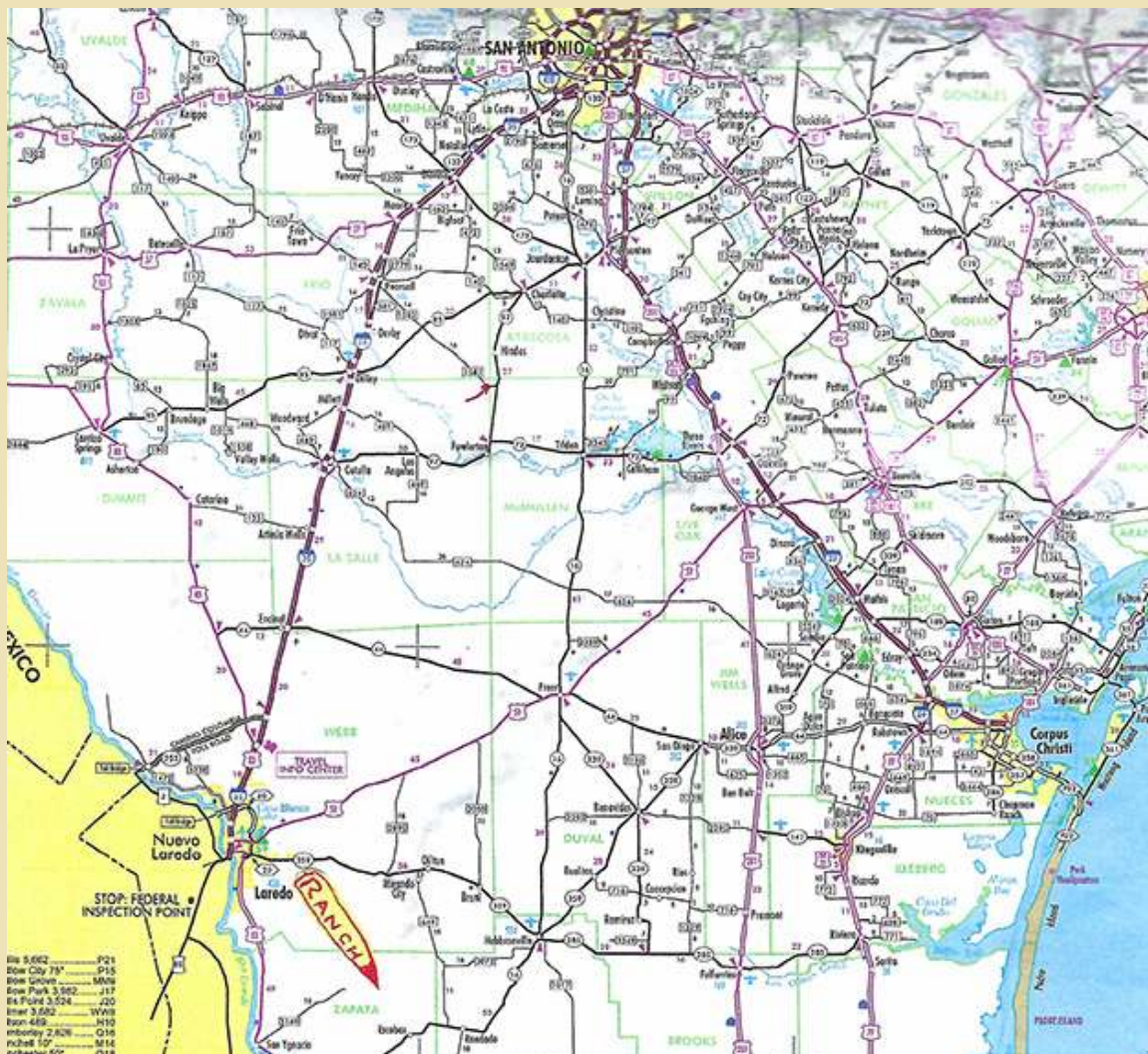
NOTE: This information was obtained from sources deemed reliable and is presented subject to errors, omissions, change of price or conditions, prior sale or withdrawal from the market without notice and is provided by Thornton Ranch Sales without any guarantee, warranty or representation, express or implied.

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 Frank J. Carter, Broker.

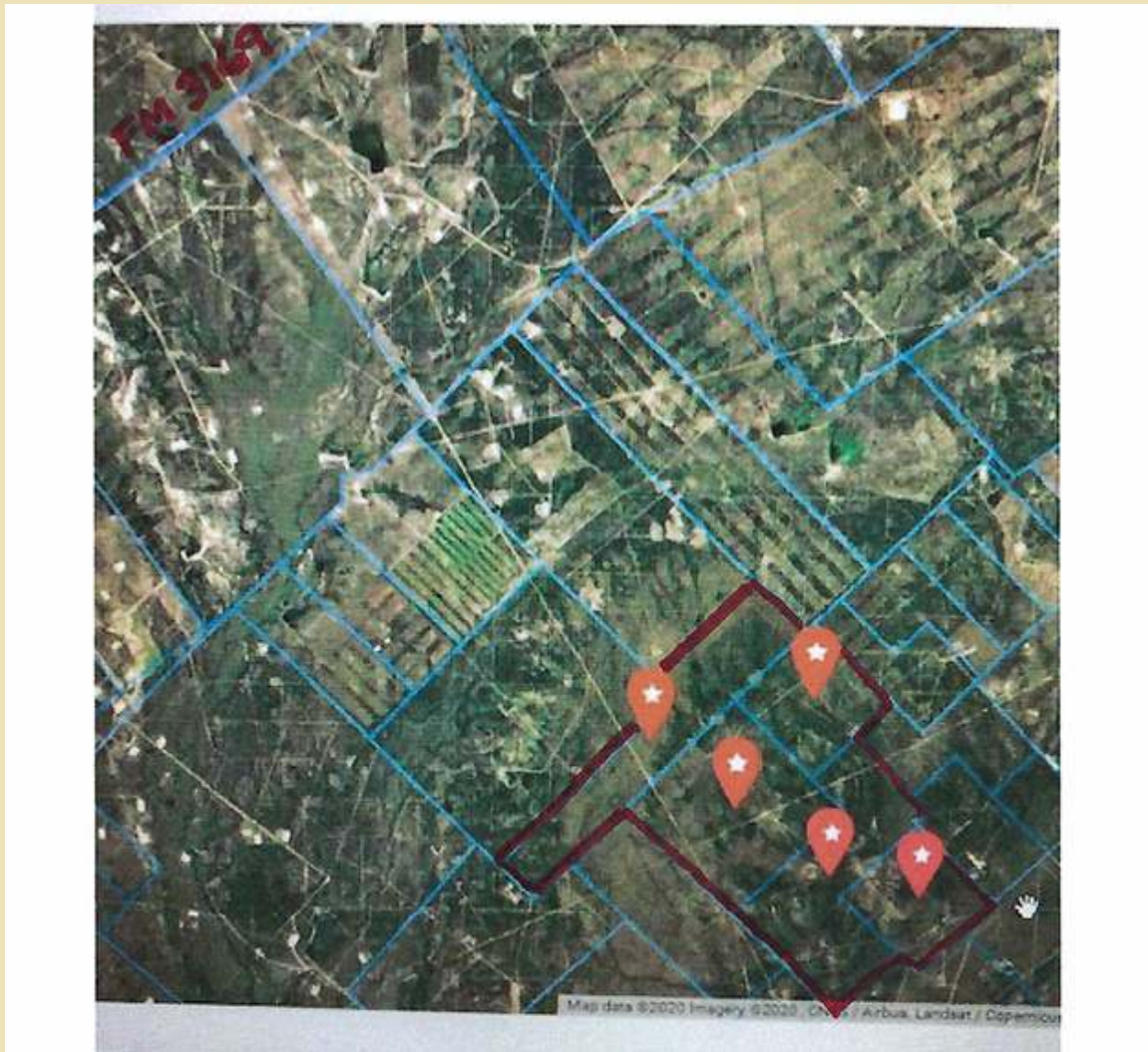
MAPS:

TEXAS HIGHWAY MAP



GOOGLE MAP





GOOGLE EARTH MAP

