



HILL COUNTRY

SOUTH TEXAS

WEST TEXAS

### CHOICE HUNTING / RANCHING / RECREATION RANCH

(Deer, Turkey, Quail, Dove, Minerals, Hogs, 5 Water Wells, Deluxe Hunting Cabin/Camp)

4,146.908 ACRES

KINNEY COUNTY, TEXAS

#### Wintertime 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 INFORMATION ON THIS PROPERTY:** In CY 2004 this ranch was purchased by a father and son partnership, both outdoorsmen and hunters from the Laredo area. Since that time they have invested untold amounts of time, money, labor and management skills toward creation of a very special recreation ranch. The result is a hideaway hunting retreat with easy access, a comfortable year-round hunting lodge and a diverse healthy game population that most hunters can only dream about owning. There has been no livestock on the ranch for the past six years as it has been converted to Wildlife Management Use for tax purposes.

**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 Special Warranty Deed, provide a standard Owner's Policy of Title Insurance and provide a current survey of the property. All furnishings, deer blinds & feeders are included in the sale. A reduced price is offered if both Tracts are sold intact in a single sale. (Note: Tract 1, the smaller tract was sold in December 2011).

**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; 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 east boundary line of the property for a linear distance of 2.3 miles. 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 ranches of 15,000, 25,000 and 1,200 acres. The highway frontage and an adjacent 400 acre ranchito at the south-east corner of this ranch are high fenced. There is an abundance of water from a reasonably shallow depth as demonstrated by 5 existing operational water wells (2 electric and 3 windmill equipped). Total control of the mineral, water and air rights will be conveyed to the buyer as hereinafter described. Terrain elevations vary from 1,310 to 1,511 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. Maurice Canyon Creek, a seasonal creek, flows thru the east part of the ranch in a north to south direction for a distance of almost 1.8 miles plus there are 5.6 miles of Maurice Canyon tributaries feeding into it. This creek and its tributaries form a nice valley thru the ranch providing outstanding wildlife habitat. There is about 13.5 miles of good internal ranch roads with all the roads being easily traversable in a two wheel drive vehicle. Seven miles of the roads have been resurfaced with excellent caliche road material taken from a borrow pit on the ranch. Said borrow pit holds water like a jug and would make a great fish pond if desired. The prolific tree and brush cover provides outstanding wildlife habitat. This ranch is an excellent candidate for complete high fencing. There are 17 strategically placed hunting blinds, numerous deer corn feeders, 5 bulk demand type gravity flow protein feeders and multiple water troughs. All the above along with a reasonable offering price truly makes this property a buying opportunity.

**WILDLIFE, HUNTING, RECREATION:** A six year deer herd management program with a year round protein feeding program has created an enviable whitetail deer herd. Hunting has been limited to

immediate family and a few friends. The best deer harvested to date has been a B & C 154 taken two years ago. The wildlife population includes white-tail deer, aoudad sheep, 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 fine 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 on this ranch with many more yet to be discovered. 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 peace, quiet, tranquility and Mother Nature at her best, then this ranch with its comfortable headquarters would be the perfect place to achieve that objective.

**MINERALS:** It is believed the Owner (Seller) owns most of the mineral estate. All executive rights owned by the Seller and one-quarter (1/4) of the minerals owned by the Seller in the tract to be sold will be conveyed to the buyer subject to Seller's reservation of a three-quarter (3/4) non-executive interest in all minerals owned by Seller in the tract to be sold (i.e. the Seller shall receive 75% of all future bonuses, delay rentals and royalties generated by the minerals conveyed to the buyer). The minerals are not now leased. Additionally, all water rights and air rights owned by Seller will be conveyed to the buyer.

**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, trailer, vehicles, maintainer, self-propelled material hauler, etc.) from the ranch.

**IMPROVEMENTS:** Each of the two tracts offered has a fully furnished hunting camp, an electric well and electricity. There is a total of five good water wells, 2 equipped with electric submersible pumps and 3 equipped with windmills. Multiple water troughs fed by the water wells and a water pipeline system. Several small ponds. There are about 13.5 miles of good all-weather internal roads along with several good caliche (road material) pits. There are 17 rifle and archery blinds, numerous corn feeders and 5 bulk protein feeders supported by a quick feed air-vac feed handling system. Electricity is available at several points on this ranch.

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

TRACT	ACRES*	PRICE PER ACRE	TOTAL PRICE**	REMARKS
1	1,307.103*** SOLD	\$1,050	\$1,372,458.00	Hwy frontage, furnished hunting camp, two wells (1 electric, 1 windmill), electricity, misc. blinds & feeders.
2	2,839.805***	\$975.00	\$2,768,810.00	Hwy frontage, furnished hunting camp, three water wells (1 electric, 2 windmill)

\* Surveyed Acres

\*\* There are approximately 17 rifle and archery blinds, numerous corn feeders and 5 bulk protein feeders. A quick feed air-vac system bulk feed handler will be included in the sale of the last tract sold. All rifle and archery blinds, corn feeders and bulk protein feeders located on each respective Tract on the date of buyer's initial inspection of the property are included in the sale. Note: Some additional equipment including a road maintainer, a self-loading material transporter, a jeep and an older Chevrolet Suburban are available at a price to be negotiated. The John Deere tractor and trailer for transporting same are not for sale at any price. No livestock are included in the sale.

\*\*\***NOTE:** If sold in two tracts it is required that Tract 1 (1,307.102 acres) be sold and closed prior to the

sale of Tract 2 (2,839.805 acres). (Tract 1 was sold in December 2011).

**TERMS:**

- All cash at closing.

**TAXES:** Based on current wildlife management use designation the total ad valorem taxes for calendar year 2010 were \$3,860.25 or only 93 cents per acre. The property shall be conveyed to the buyer with said wildlife management use and related tax rate in effect.

**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:

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

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

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

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

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

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

**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.

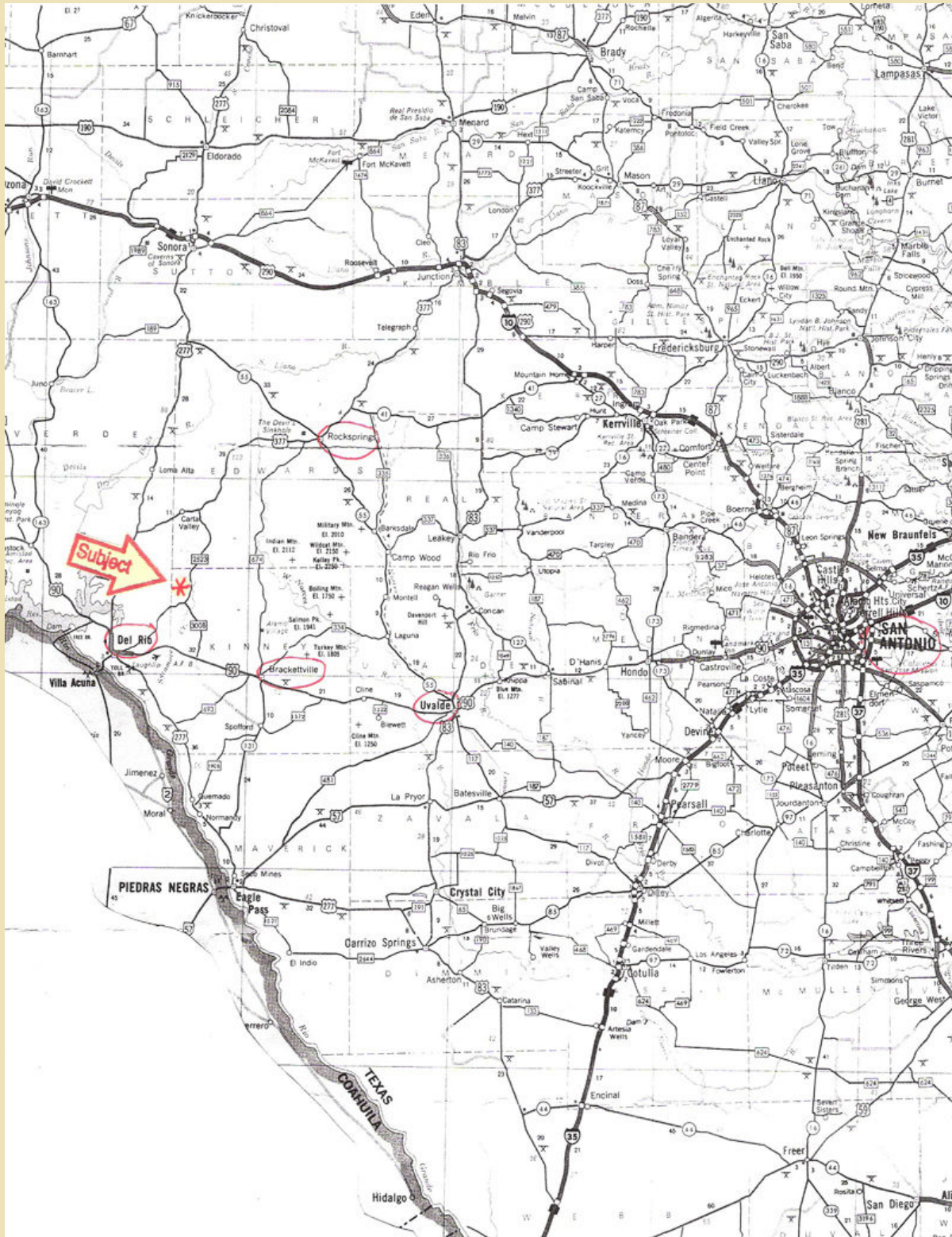
**BROKER'S COMMENT:** It is not often that good quality property without major problems or objectionable characteristics is offered for sale at a reasonable price. This happens to be one of those properties. This is a turn-key offering that is instantly ready to occupy, use and enjoy with someone else already have done the planning and work to make it ready. Another item of interest is that Lake Amistad with its fantastic fishing and several National Recreation Areas is located just northwest of Del Rio or about 25 miles southwest of this ranch. You are invited to log onto our web site at <http://www.thorntonranchsales.com/> for aerial photos, snapshots, maps and price, terms and conditions of sale on this choice 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: Len Thornton (210) 656-1955 at any time for showing coordination, service and support. Or contact Len via E-Mail: [len@thorntonranchsales.com](mailto:len@thorntonranchsales.com) Or if Len is not available, contact FRANK CARTER at (956) 740-4849 or on his e-mail at: [frankcarter220@yahoo.com](mailto:frankcarter220@yahoo.com)

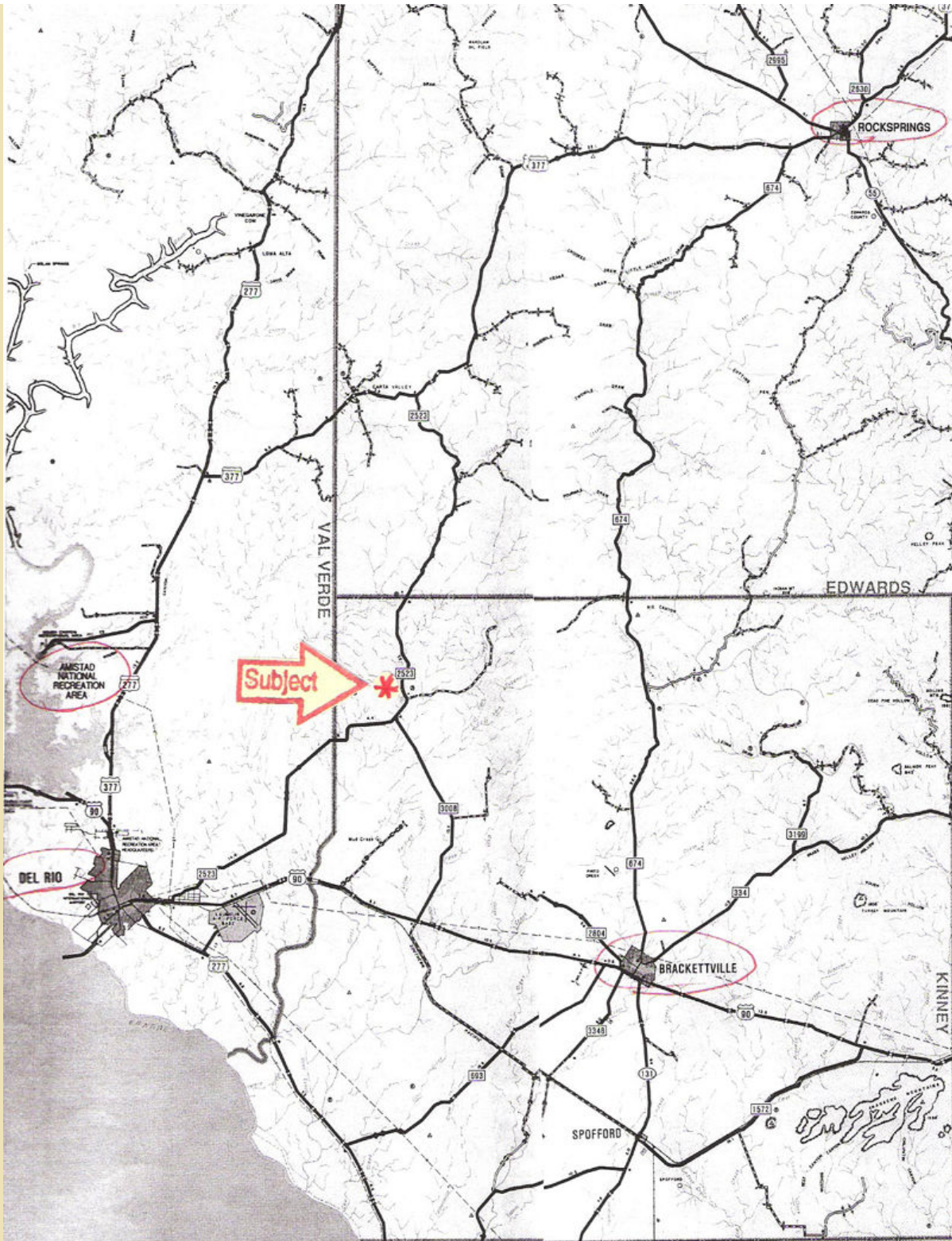
**NOTE:** This information was obtained from sources deemed reliable and is presented subject to errors, omissions, change of price or conditions, prior sale or withdrawal from the market without notice and is provided by Thornton Ranch Sales without any guarantee, warranty or representation, express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

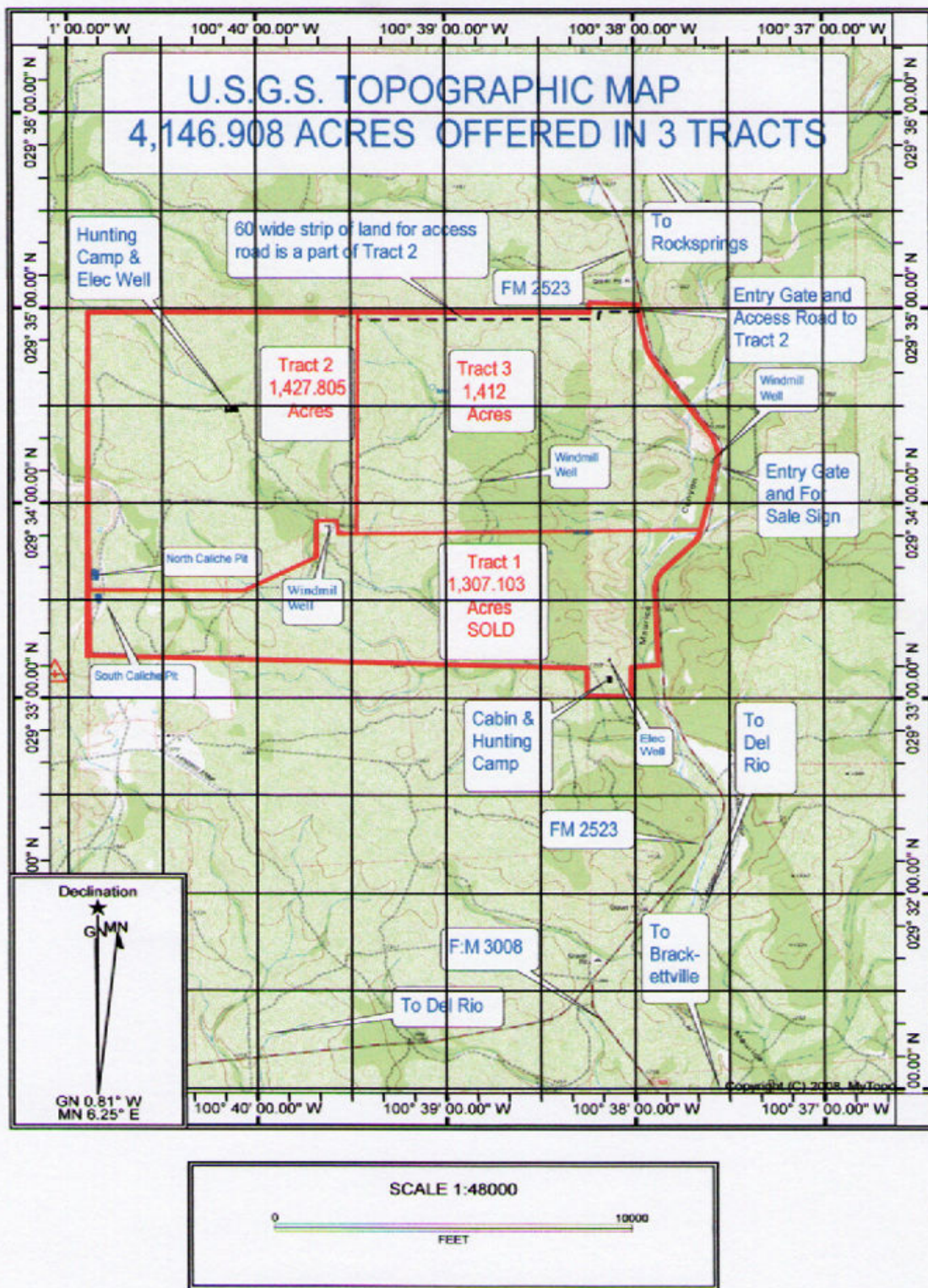
**MAPS:**

TEXAS HIGHWAY MAP



KINNEY COUNTY ROAD MAP





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