



WEBB COUNTY HUNTING RANCH

(Excellent Brush Country Ranch, Trophy Deer, 3 Lakes, 2 Creeks, Privacy)

688.2 ACRES

WEBB COUNTY, TEXAS

Ground Snapshots - Taken in October, 2010



LOCATION: Located in Webb County approximately 15 miles south of Laredo which is the county seat, 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 688.2 acre ranch is on the market for the first time and was once part of a larger cattle ranching operation. The ranch has been lightly grazed and very lightly hunted by only family members.

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 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 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 has had little to no hunting activity for many years. 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. It is a sportsman's

dream at a very affordable price. There are three large ponds/tanks on the ranch that attract and hold wildlife. Dolores Creek flows thru the ranch for a distance of about 4,000 feet and Blancas Creek, a tributary of Dolores Creek, flows thru the property for about one mile. The confluence of these creeks, both seasonal, would be an outstanding site for a very large lake ((20-40 acres). There are also several excellent sites for smaller lakes or ponds. Entry is by deeded easement and the ranch gate is 5.5 miles from a paved FM road. Privacy is assured as only adjacent ranch owners can gain access off this FM road through a locked gate. There is also world class bass fishing at nearby Casa Blanca Lake and Falcon 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 has electricity available, is fenced on all sides with three sides low fence and one side high fenced. There are three stock ponds and several good internal ranch roads.

TAXES: Based on current agricultural use the total ad valorem taxes for calendar year 2010 were approximately \$450. 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.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: \$1,135,530* (\$1,650 per acre) \$1,066,710* (\$1,550 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: (3 options as follows):

(1) All cash at closing.

(2) 5% or more cash down and OWNER will finance the balance on a first lien amortized note for a term of fifteen (15) years at a fixed interest rate of 6.0%. Payment schedule to be agreed upon by Buyer and Seller (i.e. monthly, semi-annual, annual etc.) Said note to contain no prepayment penalty and be a non-recourse (no personal liability) note secured solely by the property. Said financing to be subject to OWNER'S approval of Buyer's credit, and until the Note is paid in full there shall be no waste of the Property, no subdivision, nor any strip mining of/on the Property. Said Note to be assumed by any future buyer only with Owner's consent.

(3) Any other terms acceptable to Owner.

AIRPORT INFORMATION: The Laredo International Airport is located just 25 minutes north of this property. Daily flights are provided by American Airlines, Continental Airlines and Allegiant Air.

ADJACENT LAND AVAILABLE: 711.3 acres located adjacent to the west boundary line of this ranch is also for sale at the same price, terms and conditions of sale. Said 711.3 acres may be reviewed by clicking on the following link: <http://thorntonranchsales.com/summary/711.php>. These two properties combined would

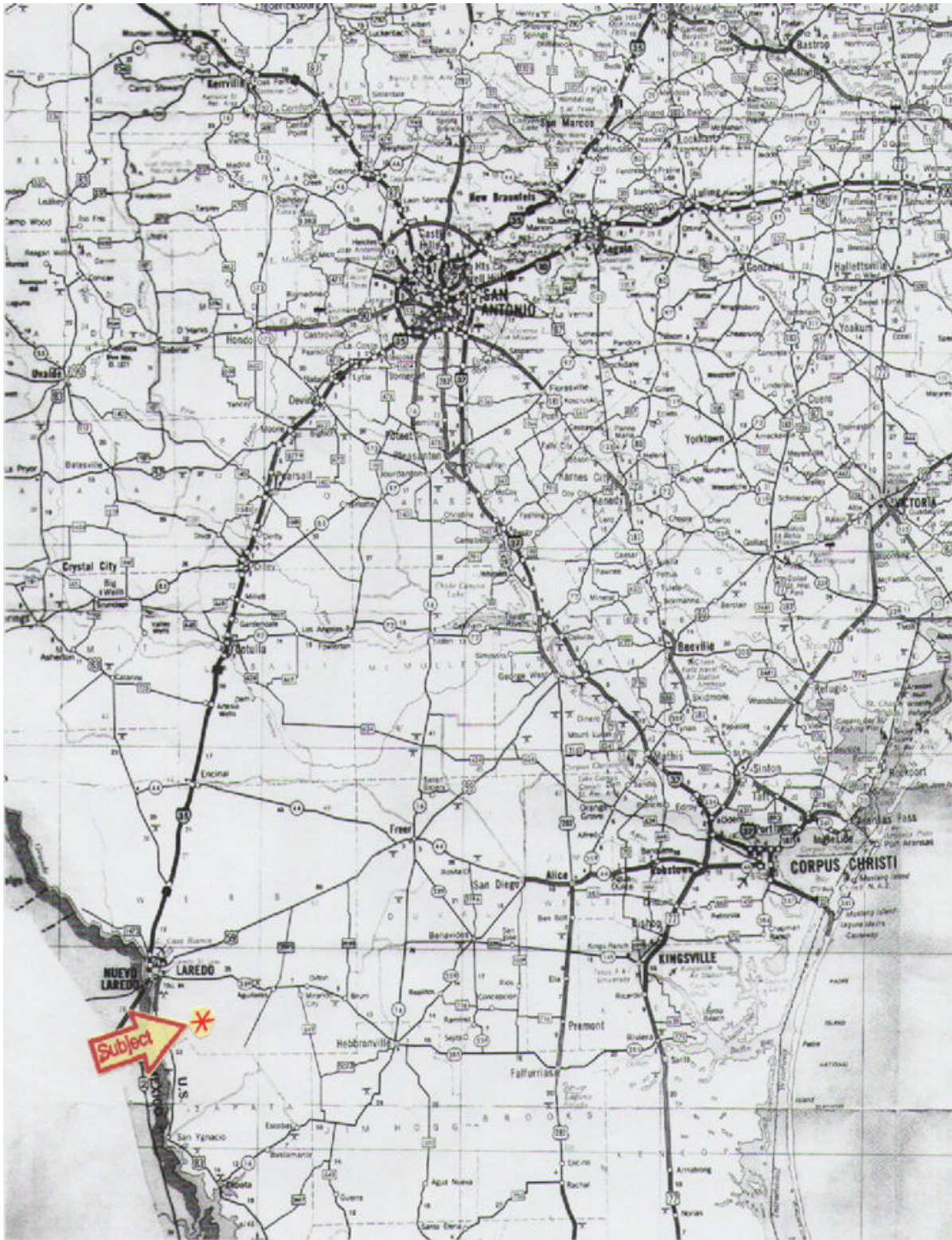
make a wonderful hunting/recreational ranch if you are searching for a larger place. A Topo Map showing both this 688.2 acres and the adjacent 711.3 acres is attached.

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 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.

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

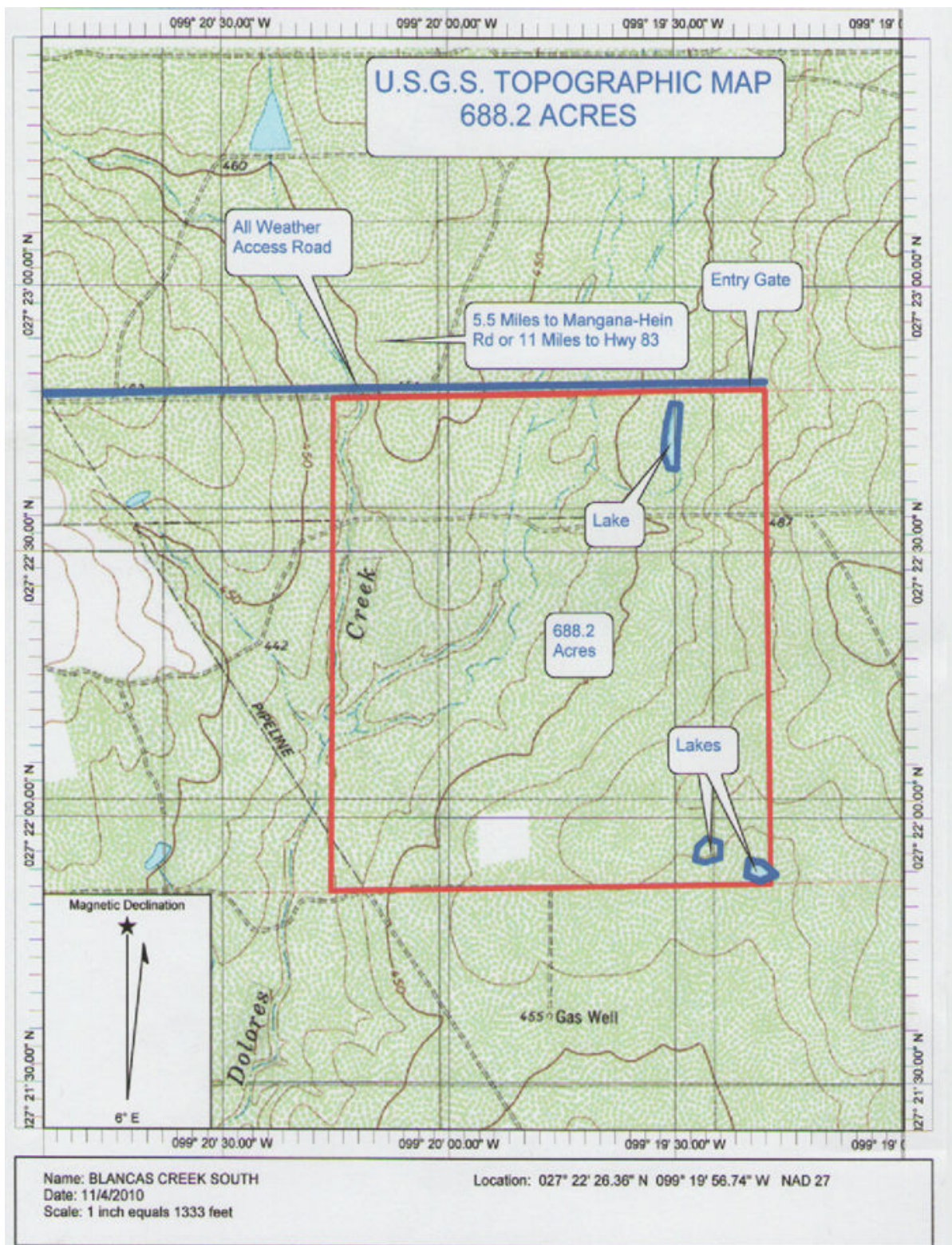
TEXAS HIGHWAY MAP



WEBB COUNTY ROAD MAP



U.S.G.S. TOPOGRAPHIC MAP (Showing this 688.2 acres)



U.S.G.S. TOPOGRAPHIC MAP (Showing this 688.2 acres and the adjacent 711.3 acres, also available.)

