



HILL COUNTRY

SOUTH TEXAS

WEST TEXAS

## COTULLA NUECES RIVER RV PARK

(River Frontage, Lake, 100+ Spaces, Office, Pool)

73 +/- ACRES

LA SALLE COUNTY, TEXAS

### Ground Snapshots



**LOCATION:** Located in La Salle County approximately 1 mile south of Cotulla which is the county seat, or 90 miles southwest of San Antonio or 180 miles southwest of Austin, or 280 miles southwest of Houston, or 360 miles southwest of Dallas. All distances are measured straight-line "as the crow flies".

**BACKGROUND INFORMATION:** This 73 acre RV Park has been a successful and established business for many 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/re-certified survey. The property is offered for sale for all cash or Owner may consider Seller Financing.

**DESCRIPTION:** Situated just south of Cotulla, this well known and successful RV Park has been in business for many years. Each space has hook ups with ample space for vehicles. There is a main office building with two apartments, laundry room, swimming pool, cabana, restrooms, indoor hot tub, playground and central security monitoring. A ranch house overlooking the twin lakes is situated separate from the park. The property is located just off IH-35 with easy access.

**MINERAL, WATER AND AIR RIGHTS:** To include all air, water and timber rights. 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, has electricity, city water and sewer to the property. There are 100 + RV spaces with hook ups and 15 cabins and 15 travel trailers. There is an office building, swimming pool, a ranch house, and several out buildings.

**TAXES:** Based on current agricultural use the total ad valorem taxes for calendar year 2018 were approximately \$5,000.00. The property will be conveyed to the buyer with said agricultural use designation in place.

**PRICE:** \$1,500,000.00

**TERMS:** (3 options as follows):

(1) All cash at closing.

(2) Seller may consider Owner financing. (3) Any other terms acceptable to Owner.

**LOCAL AREA INFORMATION:**

La Salle County: <https://www.co.la-salle.tx.us/>

Cotulla Chamber of Commerce: <https://www.cotullachamber.com/>

Cotulla County Appraisal District: <http://www.lasallecad.com/>

Cotulla Airport: <http://www.cotullaairport.com/>

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

**AIRPORT INFORMATION:** The Cotulla Airport is located just 15 minutes east of the property. The San Antonio International Airport is located 1.5 hours northeast of the 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 him via E-Mail: [frankcarter220@yahoo.com](mailto:frankcarter220@yahoo.com)

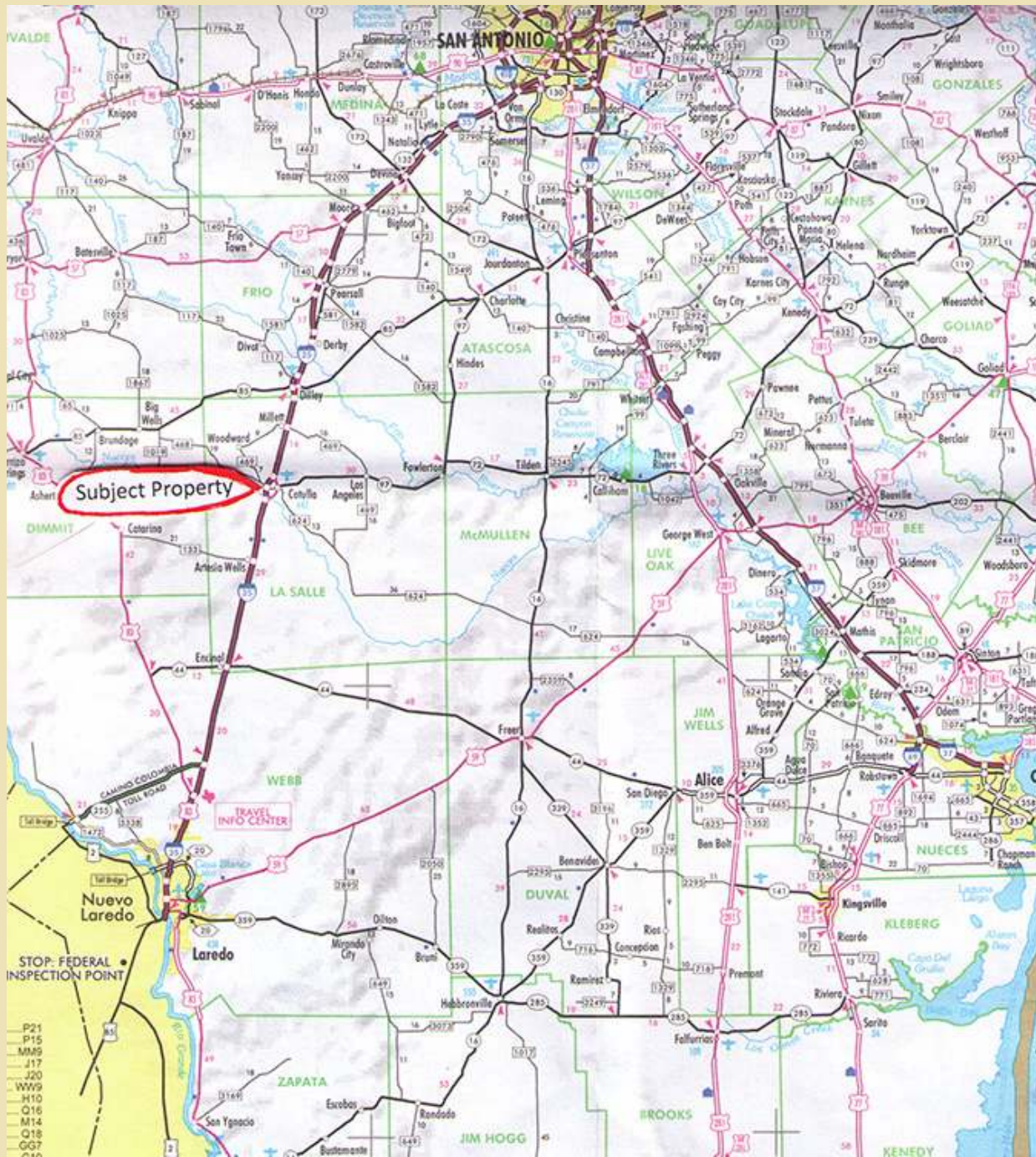
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Thornton Ranch Sales hereby notifies Buyers of real estate that properties may be subject to Oak Wilt, Drought, Flood, Hurricanes, Tornadoes, Infestation, Allergens, Economic influences, Disease and other acts of God, Nature or Man.

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, Frank J. Carter, broker.

## MAPS:

### TEXAS HIGHWAY MAP



### HILL COUNTY ROAD MAP



Texas law requires that all real estate licensees to give the following information to their clients:

Texas Real Estate Commission Information About Brokerage Services

