

## **BRADY N. KIMBLE – BROKER OF RANCHES & FARMS**

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### **1220.41 ACRES MAVERICK COUNTY**

**LOCATION:** The ranch is east of the Eagle Pass, Texas, city limit sign, 1.5 miles and 4.182 feet south of Highway 277 by 60 foot easement. There are 2 other easements to the ranch; one is on the south end and the new easement is on the northwest corner which runs west 1494 feet to the new loop that the Texas Department of Transportation is building at this time. The construction for the new loop started in October of 2009.

**DESCRIPTION:** There are 2 tanks on the ranch, one is a good big tank and the other tank is smaller. The ranch is bordered on the south, for 1.5 miles, by the Maverick County Irrigation Water Canal System. Elevation varies from 781 to 861 feet above sea level. The brush is good and native to the area; it is much thicker in the creeks and along the canal. There is electricity on the ranch.

**HUNTING:** The hunting is good and has not been leased for hunting for the past 2 years. There is deer, javalina, wild hog, quail and dove hunting on the ranch.

**MINERALS:** The seller will convey 50% of the minerals owned (which is thought to be 100%) and 25% of the royalty owned (which is thought to be 51%, more or less). There is a 3 year lease dated October 1, 2007.

**PRICE:** \$1800 per acre, \$2,196,738.00 cash to seller. There is third party financing to a qualified buyer.

**COMMENTS:** Eagle Pass is growing at a fast pace; a buyer could buy the ranch, enjoy the hunting on the ranch for a few years and sell the ranch for a higher price in the future. The ranch is close enough to Eagle Pass for it to become a subdivision in several years. When the Texas Department of Transportation completes the new loop from Texas FM 1021 to Texas Highway 277 it will give good access from the 1220.41 acres to the new loop by an easement. The appreciation, on the 1220.41 acres, should be substantial.

The information herein presented was obtained from sources deemed reliable, however; the Broker assumes no liability for correctness thereof and the property is offered for sale subject to correctness, changes, prior sale or withdrawal, and ascertaining of facts by the buyer.





