

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

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### **12,572.26 ACRES VAL VERDE COUNTY, TEXAS**

**LOCATION:** 140 miles West of San Antonio and 7 miles Northeast of the intersection of Highway 90 and FM 2523, which is on the edge of Del Rio, Texas, with 7.5 miles frontage on the North and west side of FM 2523.

**WATER:** There are 9 domestic wells that have windmill towers or submersible pumps in them; these wells are for the headquarters, livestock and wildlife watering. There are 5 small tanks; 3 are near the 3 wells that are pumped into for wildlife and livestock use; one of these tanks is on Javelina creek, one of the tanks is on a feeder creek that runs into Sycamore creek and 3 of the tanks are not on a main creek. Sycamore creek is a large creek that runs through the middle of the ranch for about 3.5 miles; this is a big creek that runs a lot of water in rainy time. There are many places where these creeks will hold water in wet to normal times; in very dry times these places will go dry. There are 3 irrigation wells that pump into 5 irrigation pivot systems of 610 acres, more or less. Pivot #1 is 105 acres, is operated off well #1 at a pumping rate of 800 GPM (this well tested at 1400 GPM) and will put on .4 inches of water in 24 hours. Pivots #2 and #3 are 83 acres and 62 acres; they are operated off of well #2 at a pumping rate of 1250 GPM (this well tested at 2000 GPM) and will put on .5 inches of water in 24 hours. Wells #1 and #2 are tied into the same pipeline system and if one well goes down the other well can take care of the 3 pivots. These wells were drilled in 2003 to a depth of 600 feet, they are in the Georgetown portion of the Edwards aquifer, the static level of the water is 135 feet, and there is 440 feet of pump. These wells have 150 HP gear heads and are powered by 210 HP John Deere diesel motors. Pivots #4 and #5 are both 180 acres and are supplied water from well #3 which has a 200 HP gear head and a 210 HP John Deere diesel motor that pumps at 1500 GPM and was tested at 5,000 GPM; the pumping rate is .5 inches in 24 hours on pivot #4 and .42 inches in 24 hours on pivot #5. There is another water well, with 14 inch casing and could be used as another irrigation well, this well is used to provide water to the livestock on pivots #4 and #5. This ranch is extremely well watered.

There is abundant underground water in the aquifers under the ranch and seller is going to retain one half of the water rights on 11,572.26 acres, more or less, and all of the water rights on the south 1,100 acres of the ranch if the water rights are ever sold or leased.

**IMPROVEMENTS:** The ranch was put together in 2 pieces, the North part being 7,718.13 acres and the South part being 4,854.13 acres.

On the North 7,718.13 acres there is an old ranch headquarters with a main house, labor house, barn, and a small set of pens. The ranch is divided into 7 pastures and 2 traps. There is a good set of pipe pens near the 3 pivots. All of the pivots are fenced with lanes going to the pens. There are many roads on the ranch. The perimeter fence is a game proof fence; 60% of the fence was built in 2007 and the tight lock wire was used.

On the South 4,854.13 acres the main house is 4,800 square feet, more or less, with 3 large bedrooms and 3 bathrooms, a large living room with a fireplace, dining room, large kitchen area with breakfast area, office, laundry room and a large sun porch. The main house is built of adobe walls and all of the outside and inside walls are 2 feet thick.

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There is a covered 3 car carport that is attached to the main house and to the 2 bedroom, 2 bathroom guest house with 700 square feet, more or less. There is a covered outdoor kitchen with an outdoor fireplace. The fenced yard is nice and large with large oak trees.

There is a 1,800 square feet, more or less, metal barn with a concrete floor in it. There are 2 manufactured homes, one is 1,500 square feet, more or less and the other is 960 square feet, more or less. These houses are being used for employees at this time and these houses are located  $\frac{3}{4}$  of a mile southwest of the main house.

There is a large set of working pens that are constructed of pipe and metal. There are 2 squeeze chutes that are hydraulic operated, a set of scales at the pens, the working area is covered and lighted. This is a first class cattle working facility. The irrigation pivots are fenced and connected to the working pens by lanes for convenience.

The south and east boundary, along FM 2523, is high fenced. The north boundary is high fenced, this fence is between the north 7,718.13 acres and the south 4,854.13 acres of the total 12,572.26 acres. The west boundary is low fenced and is about 5.1 miles long.

**MINERALS:** Seller will convey one half (1/2) of the minerals owned, which is believed to be one half on all but one section, Survey 533 containing 639.46 acres; on this section there is an additional 1/16 royalty outstanding.

**DESCRIPTION:** The ranch has 7.5 miles frontage on FM 2523. With Sycamore and Javelina creeks going through the ranch, there is a lot of bottom country. Elevation varies from 1180 to 1350 feet above sea level. The ranch is higher on the west and east ends of the ranch with the creeks and lower part of the ranch in the middle. The soils run from good sandy loam soils in the bottom country to rocky on the hills. There is a lot of good brush species that are native to South Texas. There is a 50 foot easement on the south and west boundary of the north 7,718.13 part of the ranch and the north boundary of the south 4,854.13 acre part of the ranch. This easement goes to the neighboring ranch; the easement is fenced out of the north 7,718.13 acres of the ranch so no traffic has access to the high fenced, game proof portion of the ranch.

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**HUNTING:** The deer hunting is good; deer are killed in the area in the 150 to 160 points Boone and Crockett. The turkey hunting is excellent. The dove hunting is good. The quail hunting can be good in a wet year. In March of 2007, 50 does were moved to the north 7,718.13 portion of the ranch from the Westwind Ranch at La Pryor, Texas; these does are big, look healthy and are assumed to be bred. All of these does were ear tagged and some of the does have been seen with 2 fawns on them. The Westwind Ranch has been game proof fenced and in a deer management program for 17 years. Bucks have been killed on the Westwind Ranch that scored 201, 193, 186, 181, 174, and 172 points by the Boone and Crockett scoring system. These does will make a big impact on the deer herd for the ranch.

**COMMENTS:** With the high fence on the perimeter boundary and the use of the irrigation wells, this ranch can produce as many large whitetail deer as a 40,000 acre ranch will produce. There are other areas that can be put into irrigation. With the proper management of a deer herd this ranch will produce as good a deer is any other ranch. If an owner wanted to put exotic game on the ranch, you could run a large number of them. A new owner could maintain the north 7,718.13 portion of the ranch for whitetail deer only and high fence the west boundary of the south 4,854.13 acres portion of the ranch and stock this portion with exotic wildlife if desired or leave it for whitetail deer. There is a good airport in Del Rio, Texas with commercial airline connection to Houston, Texas. Amistad Lake is a large lake on the Rio Grande, Pecos and Devils Rivers that was said this year to be the best bass fishing lake in the United States; this is a beautiful lake with clear water. Del Rio, Texas is a thriving town with 40,000 people and offers everything that you would want. With the irrigation and the good soils, you will get a BIG BANG FOR YOUR BUCKS.

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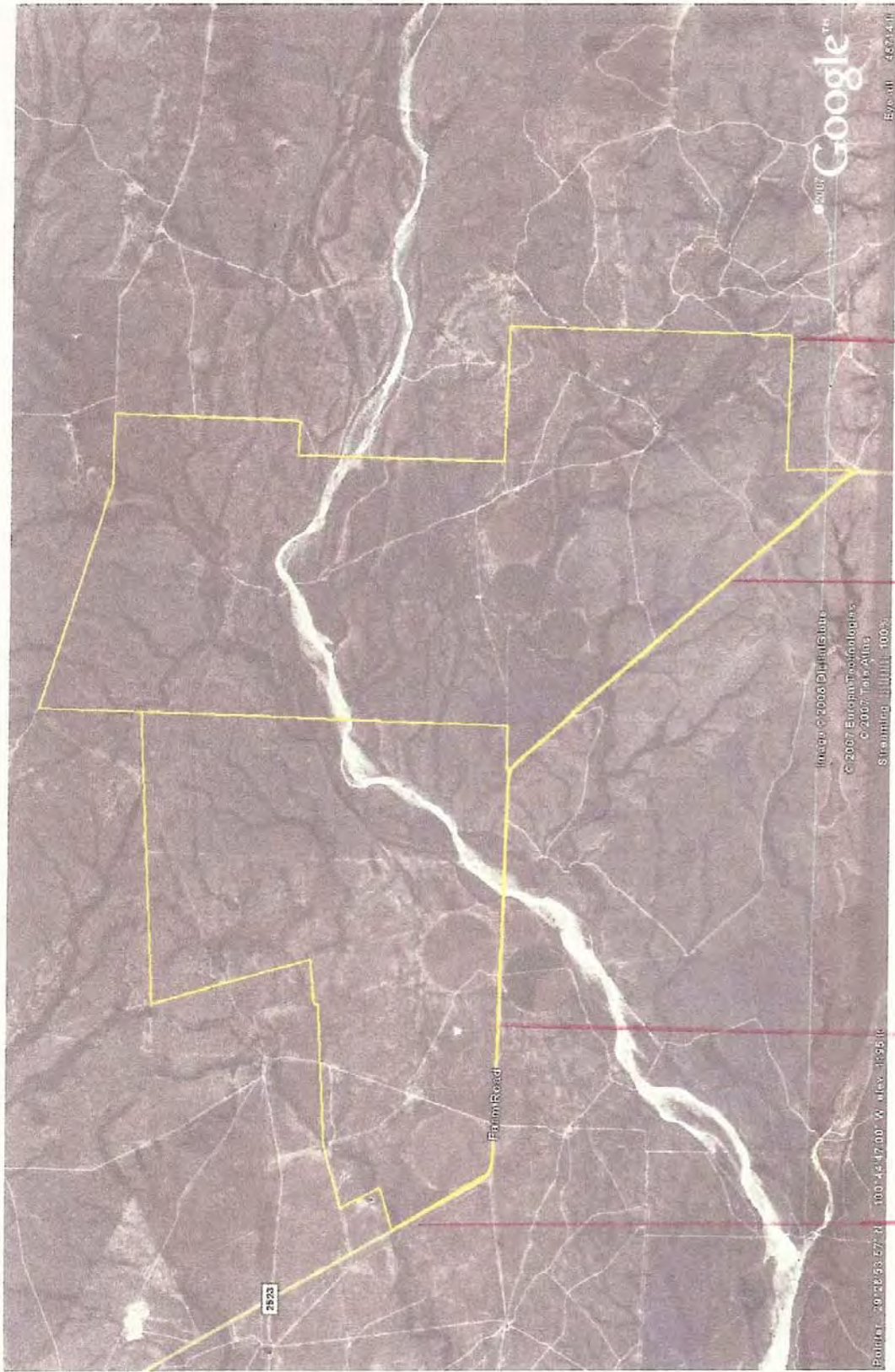
PRICE: \$1395 per acre, \$17,538,302.70 cash to seller at closing. There are many places for third party financing to a qualified buyer.

If a buyer did not want to buy the whole 12,572.26 acres, they could buy the north 7.718.13 acre portion of the ranch for \$1395 per acre, \$10,766,791.35 cash to seller at closing.

In 2001 the Texas Animal Health Commission reported that anthrax occurred in a triangle area from Uvalde to Eagle Pass to Ozona. This property is located within that triangle area. The subject property lies within a larger geographical area identified by the State of Texas as subject of periodic outbreaks of anthrax. There is; not now, nor has there been in the past, to the seller's knowledge, any anthrax on the subject property; however any prospective buyer should satisfy themselves as to this issue without representation or warranty of seller and broker.

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.





7,718.13 Ac  
North Part

12,572.26 Ac  
Total

4,854.13 Ac  
South Part