

BRADY N. KIMBLE – BROKER OF RANCHES & FARMS

6 River Crossing
Boerne, Texas 78006
Phone: 830-336-3338
Cell: 210-415-1868

www.bradykimbleranches.com
brady@bradykimbleranches.com
FAX: 830-336-3307

1,266 ACRES DIMMIT AND ZAVALA COUNTIES

LOCATION: 130 miles Southwest of San Antonio, 13.5 miles West Of Carrizo Springs and 12.5 miles Southwest of Crystal City with frontage on Highway 277, FM 2691 and a county road.

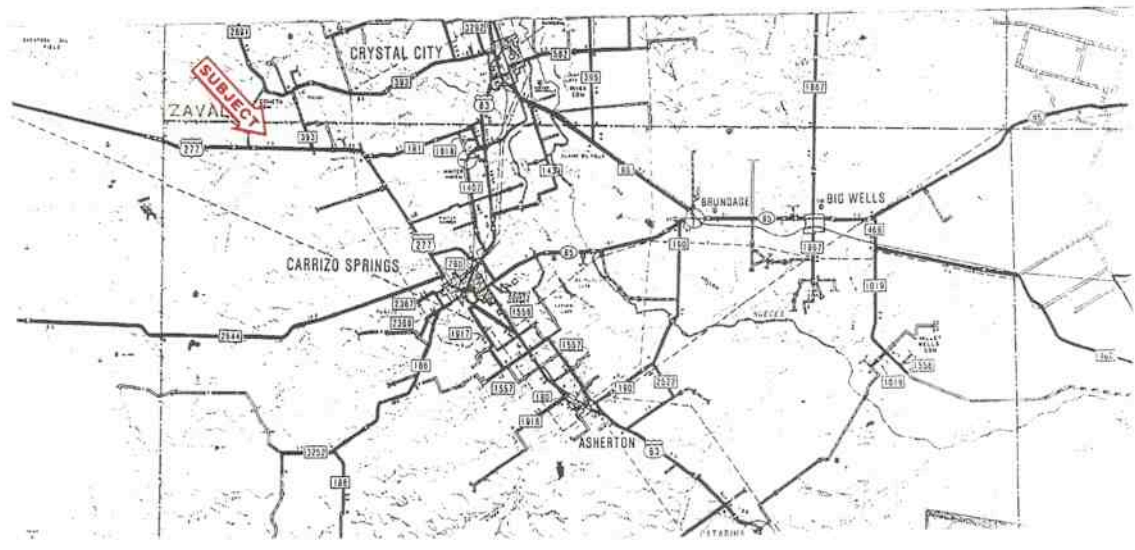
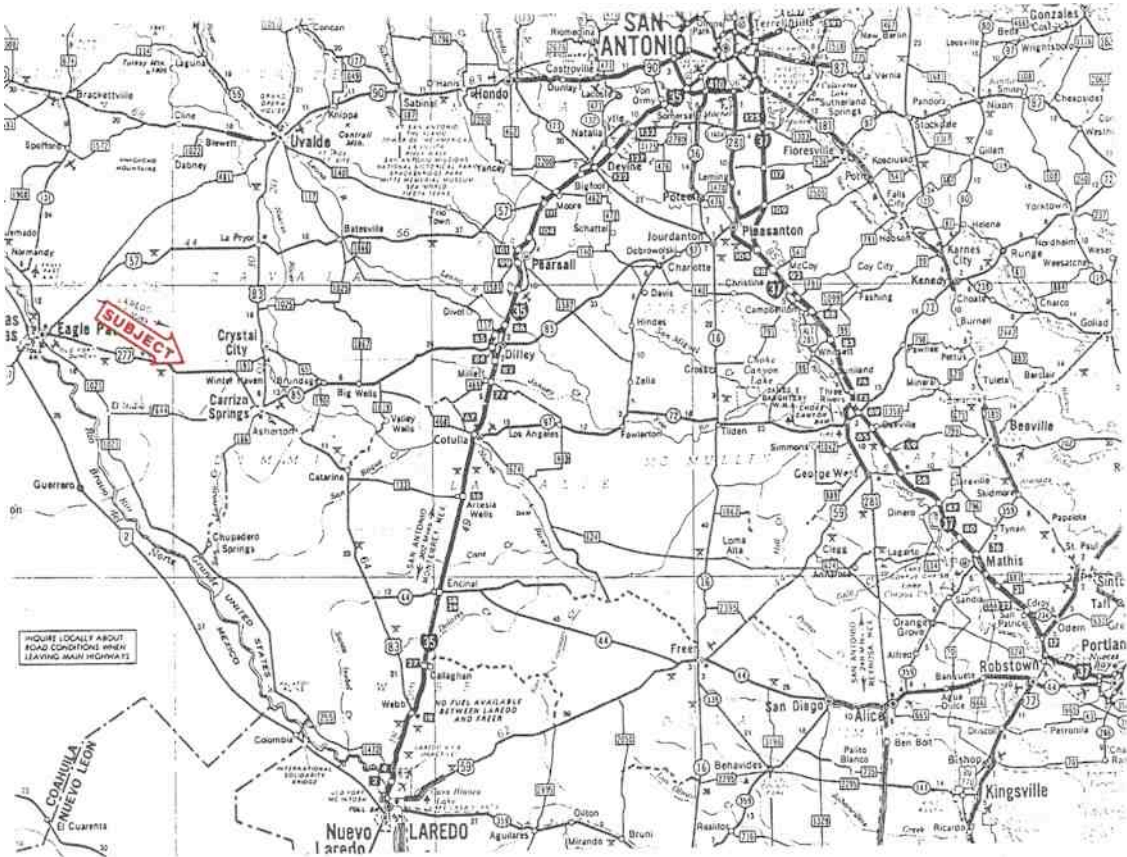
DESCRIPTION: The ranch is located in the heart of the Golden Triangle which is famous for producing large white tailed deer. There are over 2 miles of Penedencia Creek that runs through the ranch. There are many oak and elm trees along the creek and many large mesquite trees on the ranch. The soils are sandy, sandy loam, sandy clay loam, with heavier soils in the creek bottom. There is a lot of guajilla, black brush, granjeno, guayacan, and many other brushes that are typical to this part of South Texas. The elevation varies from 600 to 650 feet above sea level. About one half of the perimeter fence is game proof fenced. There are 3 metal cargo containers, one is a living quarters, with 5 beds, kitchen and bathroom, one with a walk in cooler and one used as a storage room. There is a covered barn next to the living quarters. There are 3 tanks and 3 water wells, one of the water wells has a windmill and the other 2 wells have submersible pumps. The well on the North end of the ranch was used as an irrigation well years ago and probably could be used for irrigation at this time, if the proper pump was put in it; the water in this well has been tested and is good quality drinking water. There are 4 large deer blinds with feeders and several bow blinds. The owner does not own any minerals, there is not an oil and gas lease on the ranch at this time and there is no production.

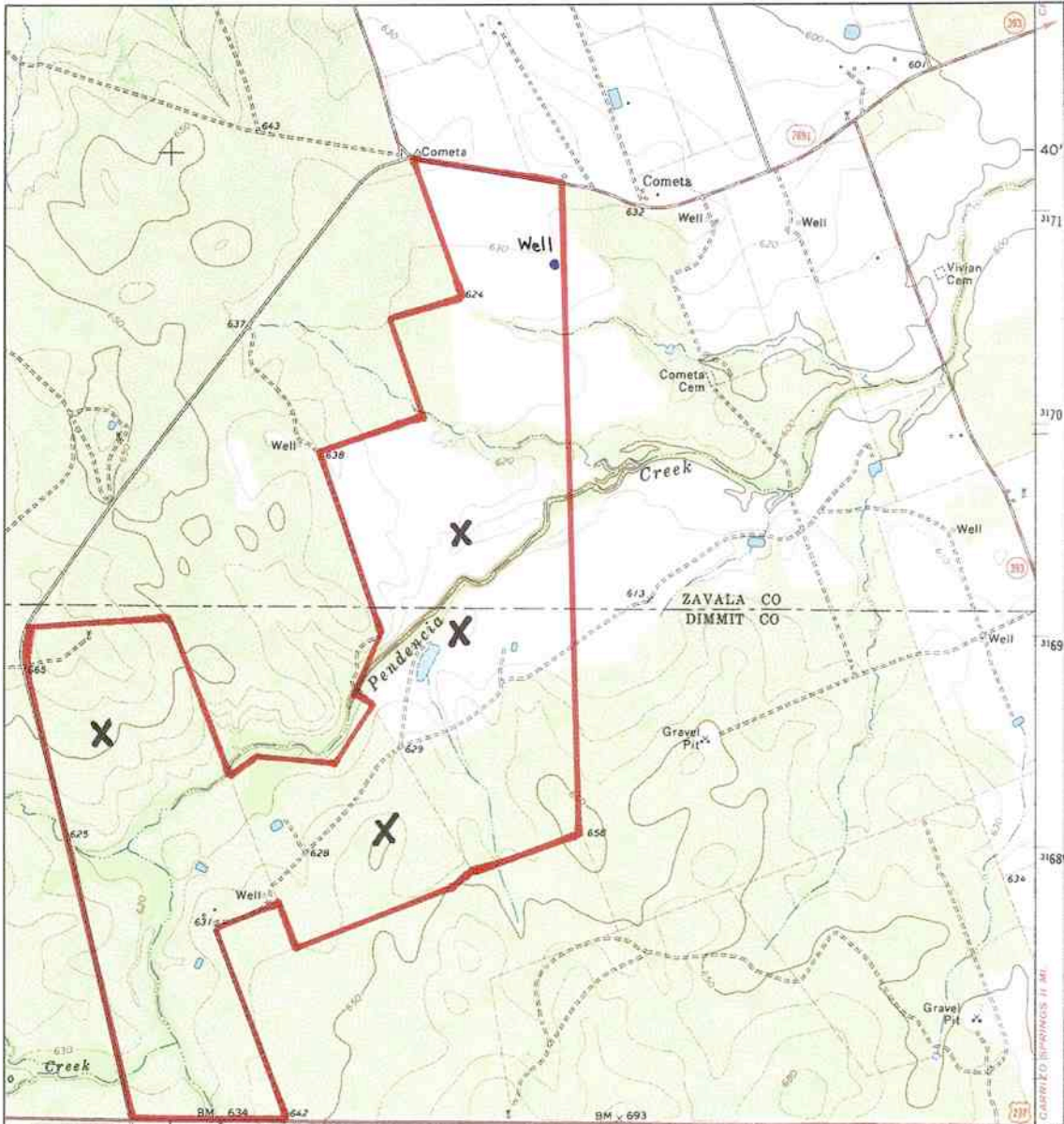
HUNTING: The deer hunting is good with a good buck to doe ratio, there are many turkeys along the creek, the quail hunting is good in the years with good moisture, dove hunting in this area is excellent.

PRICE: \$2,000 per acre, \$2,532,000, the seller will consider owner financing with good down payment and 6% interest. There is also third party financing to a qualified buyer.

COMMENTS: The deer quality in this area is excellent; most of the ranches in this area are large. I drove over the ranch on December 21, 2011, to take pictures, and saw 7 bucks, all were good and 3 of them were impressive. I saw a small group of Blackbuck antelope, one buck and two does. With about 30% of the ranch being semi-open and sandy soil, you can hunt quail with bird dogs on the ranch. I think a new owner will be happy with the hunting on the ranch. With the frontage on a 2 paved roads and a county road, part of the ranch could be sold off.

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.





X - HUNTING STAND



QUADRANGLE LOCATION

ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
○ Interstate Route	□ U. S. Route
	○ State Route

COMETA, TEX.
 NE 1/4 COMETA 15' QUADRANGLE
 N 2837.5 W 10000.7 5

