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5340 ACRES VAL VERDE, COUNTY, TEXAS

LOCATION: The ranch is about 34 miles north of Del Rio, about 195 miles west of San Antonio, and about 46 miles southwest of Rock Springs. To get to the ranch you take highway 277 north out of Del Rio and go 21 miles to the intersection of highway 277 and highway 377, stay on 277 for another ¼ mile to a county road (Miers Road) and turn left, and go 4.7 miles on Miers Road to the ranch entrance on the north side of the county road. The entrance will have TRYA RANCH on it.

GENERAL: The ranch is high-fenced and has many exotic animals as well as whitetail deer. The ranch has a gentle roll in the front and some rugged hills in the back. From the county road to the headquarters, the roads are paved; there are many miles of good improved roads on the ranch. There are many improvements that are more than adequate and not overdone.

TERRAIN: The terrain ranges from gently rolling country on the south end, near Miers Road to very rugged hills and canyons on the north end of the ranch. Red Bluff Creek, with big bluffs meanders through the ranch for about one mile. The elevations vary from 1,455 to 1,842 above sea level. On the south end the elevation changes are about 60 to 80 feet and on the north end the changes are 200 to 260 feet change in elevation. On most of the ranch the drainage is to Red Bluff Creek which crosses the ranch east to west near the center of the ranch.

VEGETATION: Guajillo, which covers the hills, is the most prominent browse; there is a lot of guajillo on the ranch and it is very high in protein for the wildlife. Other trees and brush on the ranch are redberry; cedar, mesquite, cenizo, mountain laurel, shinnery oak, pin oak, blue oak, live oak, hackberry, black walnut, catclaw, little leaf sumac, evergreen sumac, native persimmon, sotol, yucca, blue sage, Mexican aregano, lechugilla, coyotilla, ocatillo, tasajillo and prickly pear. Climax grasses are sideoats grama, hairy grama, green sprangletop, silver bluestem, curly mesquite, Texas winter grass, rescue grass and buffalo grass. Forbs or weeds include mealy cup sage, tallow weed, bitter weed, purple verbena and bluebonnets.

SOILS: The soils are generally clay loam with large areas of rocky limestone out cropping and rim rocks on the hills. There is an underground cave on the ranch that is said to be 337 feet deep and 3,681 feet long.

WATER: There are 8 water wells scattered over the ranch and at the headquarters. 6 of the wells are equipped with windmills and large concrete reservoirs. There are 2 wells at the headquarters, one well will produce 125 GPM, more or less, with a 15 HP pump and the other well produces about 40 GPM with a smaller pump. From these 2 wells, water is piped to the headquarters and to about 30 concrete water troughs for wildlife and live stock water via 10 miles of black poly pipe. Glenn Spring is located in a very scenic area below one of the bluffs on Red Bluff Creek; it produces a small but steady flow of water that is piped into a native rock and concrete reservoir.

IMPROVEMENTS: The ranch has been perimeter fenced with 8 foot high fencing, constructed in 1999. There is 8 foot cross fencing that divides the ranch into 5 pastures. At the headquarters complex there are a number of buildings listed below. Several large metal sheds cover an area roughly 130 feet by 100 feet under which are several modular homes on skids and two mobile homes set up nicely.

The following items are furnished and equipped: (the measurements are more or less)

12' by 46' custom built commercial kitchen and dining area with heat and air and a 12' by 42' outside covered area.

19' by 14' custom built walk-in freezer.

8' by 12' custom built walk-in cooler.

8' by 24' custom built laundry room and maids quarters with heat and air.

12' by 48' custom built 2 Br, 1 ½ B guest quarters with central heat and air.

16' by 48' mobile home, 3 Br,, 2 B with 7' by 15' wood porch with heat and air.

17' by 76' mobile home, with heat and air and a large wood porch with 40' by 33' covered parking.

Other improvements at the headquarters include:

820 sq. ft. modern slaughter house and equipped butcher shop with 30' by 45' metal corral with chute.

34' by 75' metal vehicle storage shed.

20' by 41' metal tool shed.

13' by 56' mobile home, 2 Br, 1 ½ B under shed, with heat and air (managers house).

3300 feet long paved and lighted air strip.

100' by 60' metal barn used for air plane hanger, on concrete slab, with 30' by 60' equipment shed attached and a 12' by 24' office inside. There is a 50' hanger door that opens with an electrical winch.

4 large fuel tanks for aviation fuel, gasoline and diesel fuel.

An auxiliary power source from a large generator and fuel tank.

Improvements away from the headquarters:

55' by 60' hay barn.

20' by 45' cattle barn with adjoining cattle corrals and squeeze chute.

20' by 30' horse barn.

17' by 31' horse barn.

UTILITIES: Electricity is supplied by Rio Grande Electric Coop. and Verizon Communications telephone has a buried line to the headquarters.

WILDLIFE RELATED IMPROVEMENTS:

30 very nice, two man deer blinds on towers, with good stairs, and heaters.

27 protein feeders.

30 corn feeders.

8 quail feeders.

5 fourteen ton overhead grain bins for bulk feed storage.

2 trailers for bulk automatic loading of wildlife feeders.

WILDLIFE: There has been very little hunting pressure put on the ranch in the last year. The estimate of the wild life is 2,000 whitetail deer, 100 fallow deer, 60 elk, 200 axis deer, 100 armenian red sheep, 300 aoudad sheep, 75 barbado sheep and 100 blackbuck antelope. There are also turkey, dove and quail. These numbers could be more than estimated. The ranch can accommodate 15 guests and the help needed to take care of them. This is a good ranch to do paid, guided hunts on.

Protein is fed year around and corn is fed October through January.

TAXES: The taxes are wildlife and last year they were just under \$4,000.00.

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MINERALS: The owner has a small part of the minerals and no minerals will be reserved by the seller. There is not an oil and gas lease on the ranch.

PRICE: Price reduced from \$1,150 to \$975 per acre, cash to seller, \$5,206,500.00. The price includes the improvements and furnishings, the hunting blinds, feeders, and all of the exotic wildlife.

In 2001 the Texas Animal Health Commission reported that anthrax occurred in a triangle area from Uvalde to Eagle Pass to Ozona. This ranch is located within this triangle. Any prospective buyer should satisfy themselves as to this issue without representation of warranty of seller and broker. The seller adds a medication to the protein feed to prevent anthrax outbreaks.

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.



