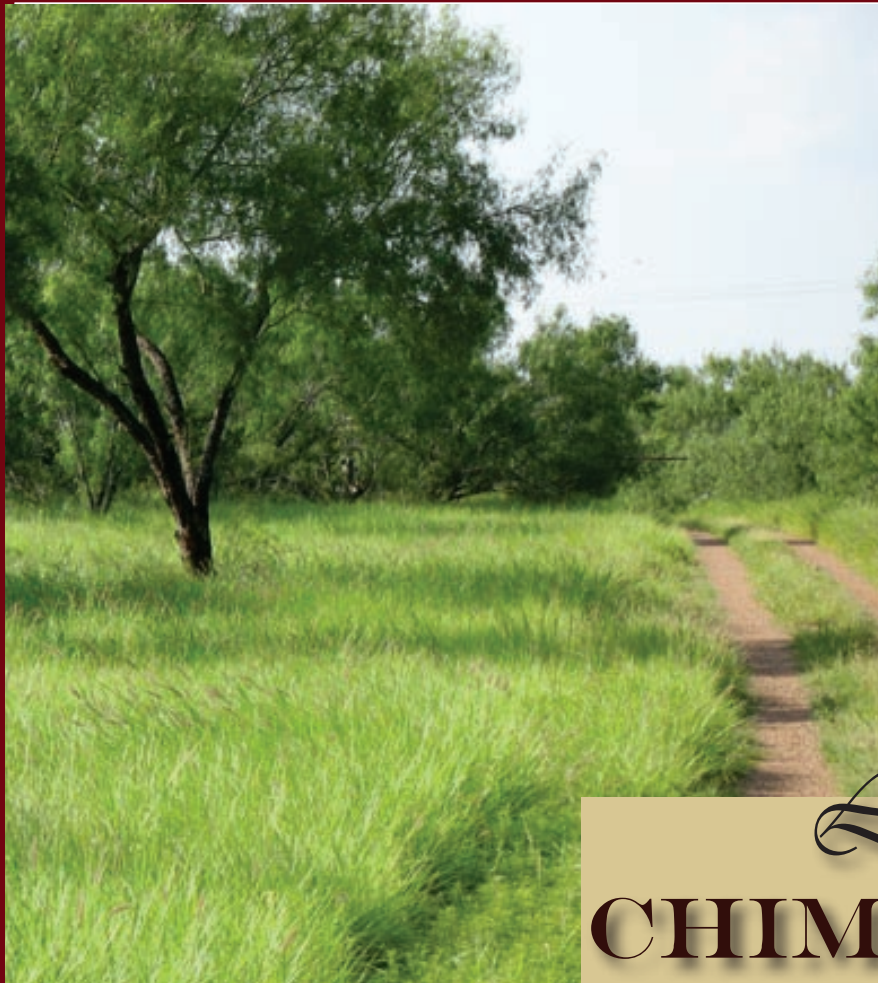




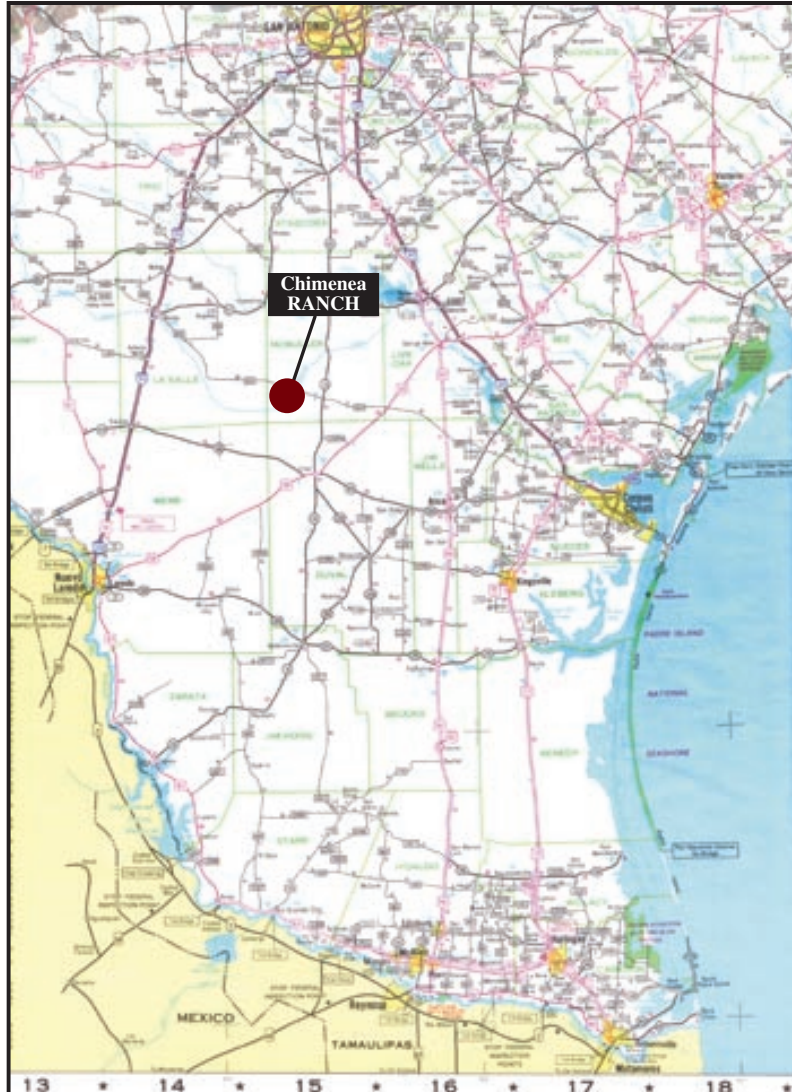
La
**CHIMENEA
RANCH**

2,626 Acres - McMullen County, Texas

Exclusively listed with: Tom W. Davis
103 Leona St., George West, Texas 78022
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La CHIMENEA RANCH



AREA DESCRIPTION

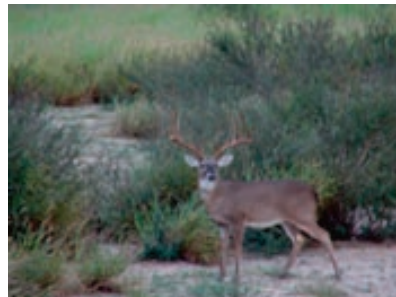
McMullen County (P-15) is in southern Texas surrounded by Atascosa, Live Oak, Duval, and La Salle counties. Tilden, the county's largest town and the county seat, is in the north central part of the county at the intersection of State highways 72 and 16.

The county comprises 1,159 square miles of usually flat to rolling terrain covered with mesquite, "scrub brush", cacti, chaparral, and grasses. Elevation ranges from approximately 150 to 450 feet. Soils in the county vary: in some areas light to dark loamy soils cover reddish, clayey subsoils, with limestone within forty inches of the surface; in others cracking, grey to black clayey soils predominate.

Temperatures in McMullen County range from an average high of 98° F in July to an average low of 42° in January; the average annual temperature is 71° F. Rainfall averages 24 inches per year, and the growing season lasts for 290 days.

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SUPERIOR WHITETAIL GENETICS & TROPHY BUCKS

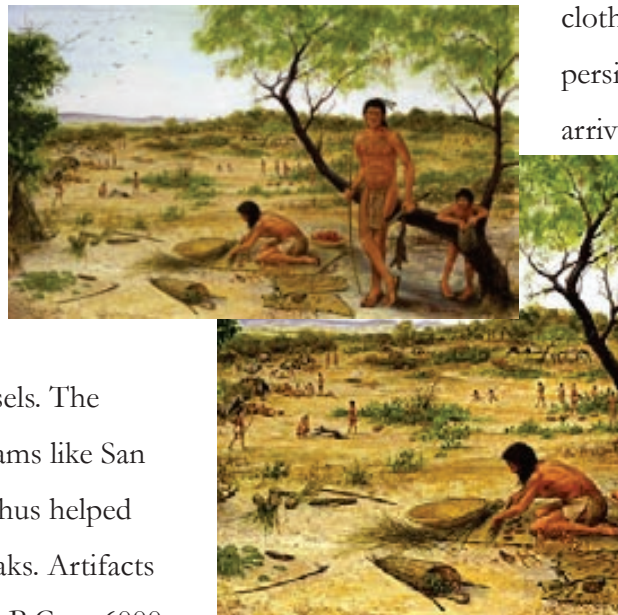


La CHIMENEA RANCH

AREA HISTORY

McMullen County was named for John McMullen, the “Irish empresario.”

Prior to settlement in the nineteenth century the landscape of the area was different in appearance than it is today. Grasslands punctuated by clumps of mesquite and oak trees supported several varieties of wildlife, including deer, turkeys, coyotes, wild horses, and panthers. In a few areas, small springs and seeps fed pools and waterholes that harbored beavers, alligators, fish, crawfish, and mussels. The springs and seeps also helped to keep streams like San Miguel Creek flowing all year round, and thus helped to perpetuate occasional stands of large oaks. Artifacts dating from the Paleo-Indian period (9200 B.C. to 6000 B.C.) demonstrate that humans have lived in the area of McMullen County for perhaps 11,000 years.



The local Indian population seems to have increased during the Archaic period (6000 B.C. to A.D. 1000), when many groups of hunter-gatherers spent part or all of their time in the area. During this period the inhabitants subsisted mostly on game, wild fruits, seeds, and roots. Tools were carved from wood and stone by these

early inhabitants, who also wove baskets and rabbitskin clothing. The hunting and gathering way of life

persisted into the Late Prehistoric period (A.D. 1000 to the arrival of the Spanish), though during this time Indians

in the area learned to make pottery and hunted with bows and arrows. Many of the natives of South Texas traveled to the area that is now McMullen County to eat and gather prickly pear during the tuna season. By 1725 the Coahuiltecan Indians, native to the area of McMullen County, were squeezed out by Lipan Apaches and other Indian tribes, who were migrating into the area, and by the Spanish, who were moving up

from the south. Some of the Coahuiltecan from the area that is now McMullen County might have been taken by the Spanish to missions at San Juan Bautista in Coahuila.

La CHIMENEA RANCH

CHIMENEA RANCH - SOUTH TEXAS HUNTING AT ITS FINEST

If you want to talk hunting in South Texas and all that may encompass, then the Chimenea Ranch is where you need to begin. Being a part of and managed in conjunction with the highly renowned 7,000+ acre Dos Rios Ranch, this elite sporting property has everything. From 190+” whitetail deer roaming around, dozens of Rio Grande turkeys, to scores of bobwhite & blue quail scattered throughout the rolling brush country. A true testament to what superior genetics, age, nutrition and hard work can do on the right property.

LOCATION

The location of Chimenea Ranch is ideal in that San Antonio is 2 hours to the north via I-35, Corpus Christi and the Gulf of Mexico are 1.5 hours southeast, and Houston is 3.5 hours east. The ranch is accessed via Farm To Market road 624 thirty miles east of Cotulla, Texas in the heart of trophy deer country. This area of South Texas has produced more Boone & Crockett caliber deer than any other in the State.

Private jet landing facilities are located at the 5,000 foot paved LaSalle County Airport in Cotulla while commercial service is available in San Antonio and Corpus Christi. While remote, the Chimenea has all the features a business person or frequent traveler might require.



La CHIMENEA RANCH

MAIN HOUSE

This rustic ranch style home features 3 full bedrooms, 2 full baths, and approximately 2,000 square feet of living area and approximately 2,875 square feet under a galvalume metal roof. The center piece of this home is a free-standing rock fireplace located between the living and dining areas. Polished Saltillo tile floors throughout, central heat and central air, pipe rail yard fence, and a great outside cooking area are added amenities you will enjoy here. It is a cozy and inviting home that will provide enough space to entertain guests or to just sit back and enjoy the sunset with your family. A beautiful feature of this home is the wrap-around, covered porch that offers great views and provides an excellent entertaining area.



La CHIMENEA RANCH



Living Room



Master Bedroom



Guest Bedroom

La CHIMENEA RANCH

ADDITIONAL STRUCTURAL IMPROVEMENTS

In addition to the main house, many other improvements adorn this great ranch. A 2,200 square foot ranch home is situated near the main house and is used as a foreman's house and guest lodging. There is a nice walk-in cooler here and a water storage facility as well. Pipe cattle working pens, water troughs, implement barn, and a detached carport finish out this beautiful, live oak tree covered headquarters area.

Extensive DMP breeding pens are located near the headquarters area and were constructed approximately 5 years ago. These pens are used as a tool in creating a genetically superior deer herd. Many miles of 8' game fence have been constructed around most of the perimeter. Approximately 1,600 acres were completely enclosed within the high fence while the remaining 1,000+- acres in the Nueces River bottom were left low-fenced.



La CHIMENEA RANCH



TW fiberglass blinds and steel towers



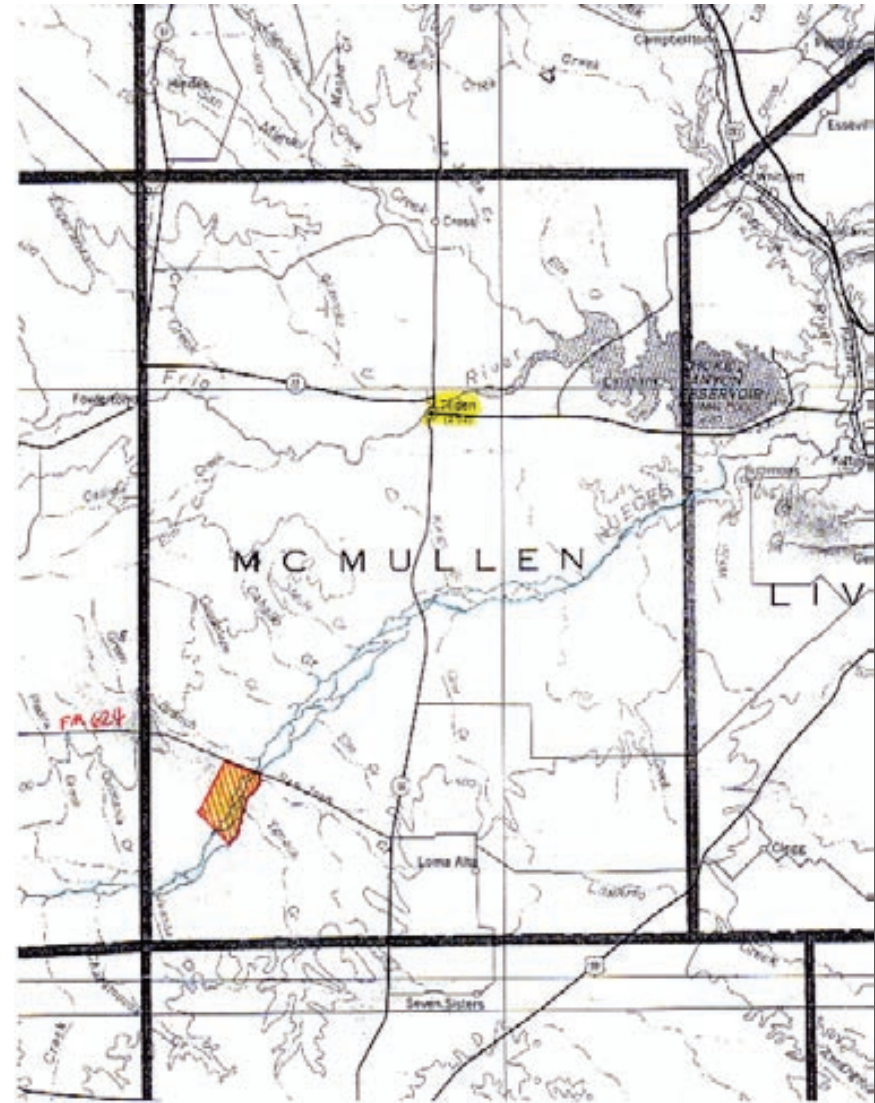
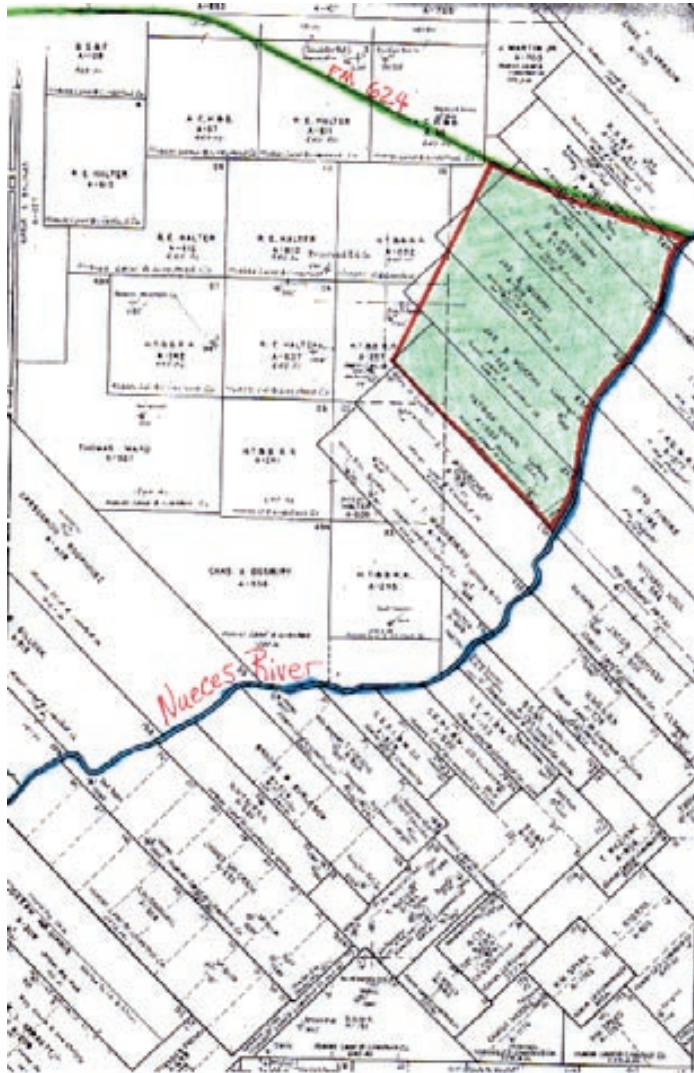
Implement barn



8 ft. game-proof perimeter fencing

La CHIMENEA RANCH

MAPS



WATER

Over 3 miles of the Nueces River highlight one of the best watered ranches in South Texas. There are two good water wells with electric pumps located south of the headquarters and these wells provide water to both of the homes, cattle pens, DMP breeding pens, and to several water troughs. Several good sized stock tanks catch run-off water and also provide excellent fishing opportunities for catfish, alligator gar and various other species of game fish.

The legendary Nueces River provides an excellent source of water to both game and livestock. In periods of high river levels, some of the stock tanks are filled and replenished with both water and fish. This river bottom area is a game paradise and absolutely beautiful in its ruggedness.

Water is the single-most important element a South Texas ranch can possess and the Chimenea Ranch is certainly superior to most other properties and has the capability to thrive during the driest of times.



Stock tank

La CHIMENEA RANCH

TOPOGRAPHY AND VEGETATION

This is South Texas at it best! Huge virgin growth brush covers the vast majority of the ranch and is only interrupted by the roller-chopped areas and food plots the owner has constructed. Blackbrush, guajillo, cactus, mesquite, granjeno and guajucan comprise most of the brush species found here and are all excellent sources of protein for trophy deer production as well as for livestock. The areas along the Nueces River and its tributaries are covered in dense foliage and many Live Oak, Hackberry, Mesquite, and Pecan trees. The grass species found throughout the ranch are curly mesquite, buffel, and common bermuda.

Gently rolling terrain and fertile clay loam soils are found throughout the ranch. A balance of heavily wooded areas and improved pasture lands has been achieved through selective clearing and brush control. All the work has been done.



La
CHIMENEA RANCH



La CHIMENEA RANCH

WILDLIFE

I can say with complete confidence that this area in South Texas is probably the most game rich region in the state. The Chimenea Ranch is part of the 7,000+ acre Dos Rios Ranch and has been intensively managed for trophy deer for many years. The owner has spared no expense in creating an environment conducive to producing the biggest deer around. If you want BIG DEER, you have found your new ranch! Genetics from the top ranches in the state have been introduced and mixed with an already outstanding base deer herd. Deer in the 200" B&C class are here and roaming the brushland of Chimenea Ranch. Ranch Manager Chad Dietz has spent endless hours and years implementing the deer program and the results are astonishing. Other wildlife species inhabit this ranch too, including wild turkey, quail (blue & bobwhite), dove, ducks and all types of water fowl and are routinely seen. Many other migratory birds such as Sandhill cranes, Green Jays are frequently observed here as well.



La CHIMENEA RANCH



The opportunities for enjoying the outdoors and all it has to offer are endless at the Chimenea Ranch. Whether you are only after trophy deer or you want a ranch that provides excellent wing-shooting, fishing opportunities during the hot months, or a year-round photographic experience, this ranch absolutely rates a “10” out of “10”. You simply need to experience and see first hand, to appreciate what a ranch of this caliber can produce.



La CHIMENEA RANCH



TERMS OF SALE

Seller will deliver Title Policy and current perimeter survey at closing at full price. Possession will be delivered on date of closing.

To obtain further information, price or an appointment to see ranch contact:

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(home) 361-449-3117
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