

- *Now Available for Purchase in South Texas* -

-2 Tanks Ranch-

608.41 acres

Jim Wells County, Texas

"Premier Hunting Property"



Presented and Listed By:

TEXAS RANCH BROKERAGE



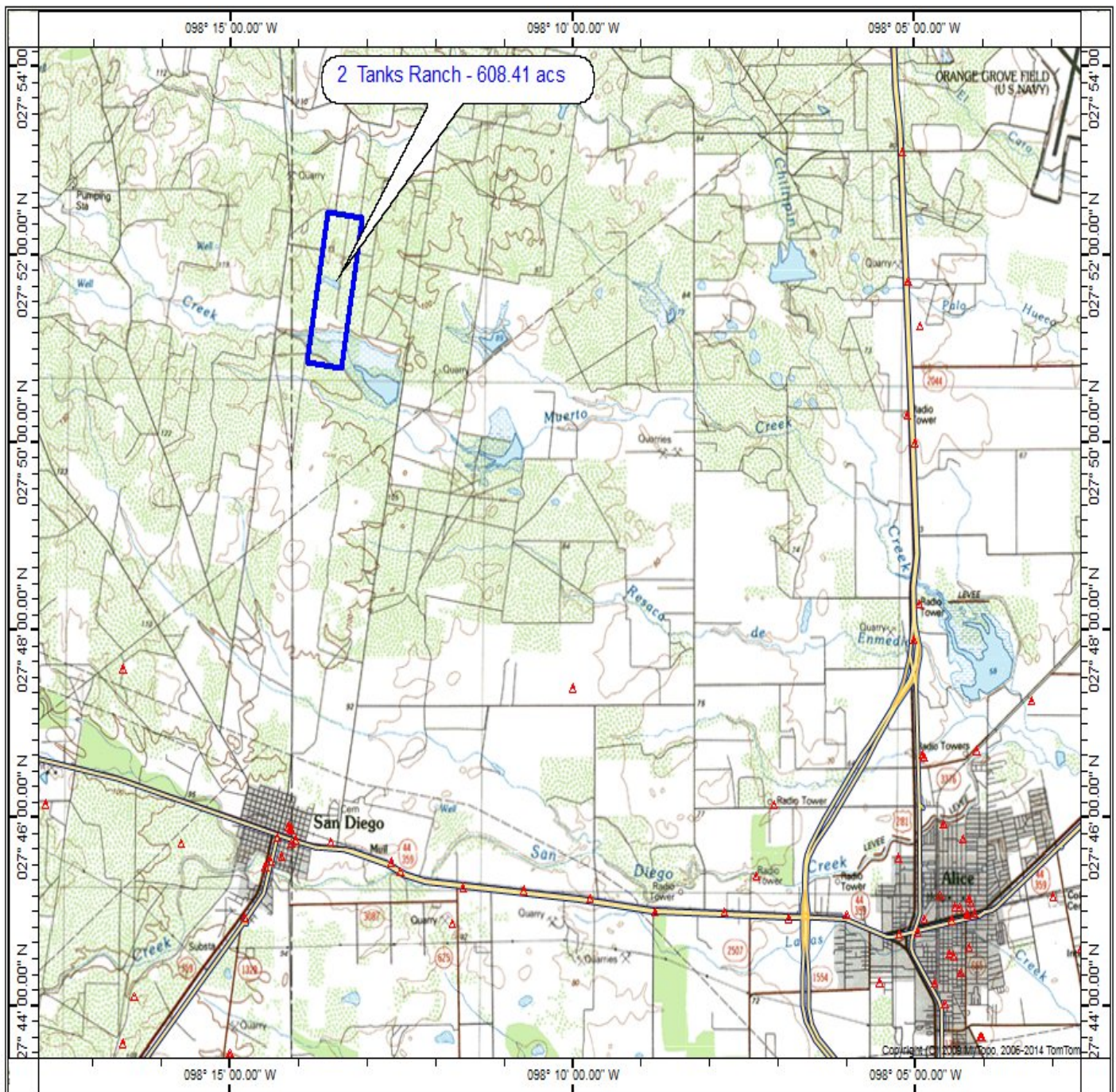
George West, Texas
www.texasranchbrokerage.com

(361) 813-8761

608.41 acres
Jim Wells, County

Location

8 miles NNE of San Diego, Texas, ½ mile down County Road 173. The ranch is also conveniently located only 45 minutes west of Corpus Christi, and 10 miles NW of Alice, Texas.





Topography/Vegetation

Rolling topography along ridges to flat bottomland along Toro Creek. Excellent brush diversity including number 1 deer browse kidneywood, granjeno, southwest bernardia, and sugar hackberry. Many other valuable deer browse plants including blackbrush, guajillo, persimmon, and guayacan. Large mesquite and hackberry trees are common in bottomlands. Two fields suitable for food plots.









Improvements

At the headquarters compound there are numerous improvements including the 2,450+ square foot main ranch house that boasts 3 bedrooms, 2 baths and has a big “bonus” room upstairs, central heat & air conditioning, tile floors & counter tops, wood burning fireplace, and comes furnished with beds, flat screen T.V., couches, and nice tables. This home is of stucco over block construction on the exterior, and one of the most popular areas for gathering is the attached /screened in outdoor kitchen. This outdoor area/kitchen features all the amenities such as a gas grill, hot/cold water, and painted concrete floors. Truly a nice place to visit, have dinner or just watch the birds and wildlife in the back yard.

Other improvements located here are a 20'x30' workshop that is in excellent shape and also has a game cleaning facility attached complete with a walk in cooler and electric winch for deer /game handling . Another implement shed here provides an area for parking hunting vehicles and or tractors.

In addition to the fine structural improvements at the headquarters the area has huge trees, a manicured yard, and is accessed via all-weather caliche road.

The entire perimeter is enclosed with 8' game fencing and is actually cut into 2 pastures (403 & 204 acres respectively).







Hunting /Wildlife



*native Faith Ranch buck- same bloodline as 2 Tanks deer



The 2 Tanks Ranch's premier feature is an outstanding deer herd that is emerging and being managed by Dr. Charles DeYoung (*Google: ckwri Charles DeYoung*) (who happens to be the owner as well!). He has stocked this ranch with multiple bucks and does from the well-known Faith Ranch (faithranch.com). The Faith Ranch has produced some of Texas' most impressive trophy deer for many decades and those same genetics are thriving here at 2 Tanks Ranch now! Upper right and lower pictures are some of stocked bucks. Multiple free choice protein feeders and automatic corn feeders, very nice hunting blinds, food plots, roller chopped areas, and excellent roads are here and make hunting the ranch very enjoyable. 2 Tanks Ranch is under a Level III Managed Lands Permit from the Texas Parks and Wildlife Department which is transferable and allows for an extended buck season and more tags per hunter.

Tom W. Davis, Ranch Broker

Another huge benefit of all of the year round feeding and brush sculpting has been a large increase in bobwhite quail and areas to hunt them. I personally have seen an average of 6 to 8 coveys while driving around the ranch in the middle of the day! Doves, hogs, javelina and Rio Grande turkeys inhabit the ranch.

Cattle/Grazing

On an average year, this area will support moderate numbers of livestock for grazing. All facilities are in place for cattle and horses.

Minerals

Surface Only Estate to convey. Seller does not own any of the mineral estate.



Comments

This is probably one of the prettiest most well-planned hunting ranches on the market in South Texas today. Secluded, beautiful scenery, abundant water and wildlife, along with very nice improvements and priced to sell.

Price

\$2,500.00 per acre cash to Seller, or \$1,521,025.00 total

Disclaimer: This information was obtained through sources deemed reliable. However, Tom W. Davis, Broker, and the owner in no way warrant or guaranty its accurateness. Buyer should confirm all data prior to contracting to purchase. This property is offered subject to prior sale, change in price, and withdrawal from the market without notice.

For further information and showings contact:

TEXAS RANCH BROKERAGE



TRB

George West, Texas

Tom W. Davis, Broker

P.O. Box 643

George West, Texas 78022

(361) 813-8761 Cell (361) 449-3632 Fax

twd@texasranchbrokerage.com

