

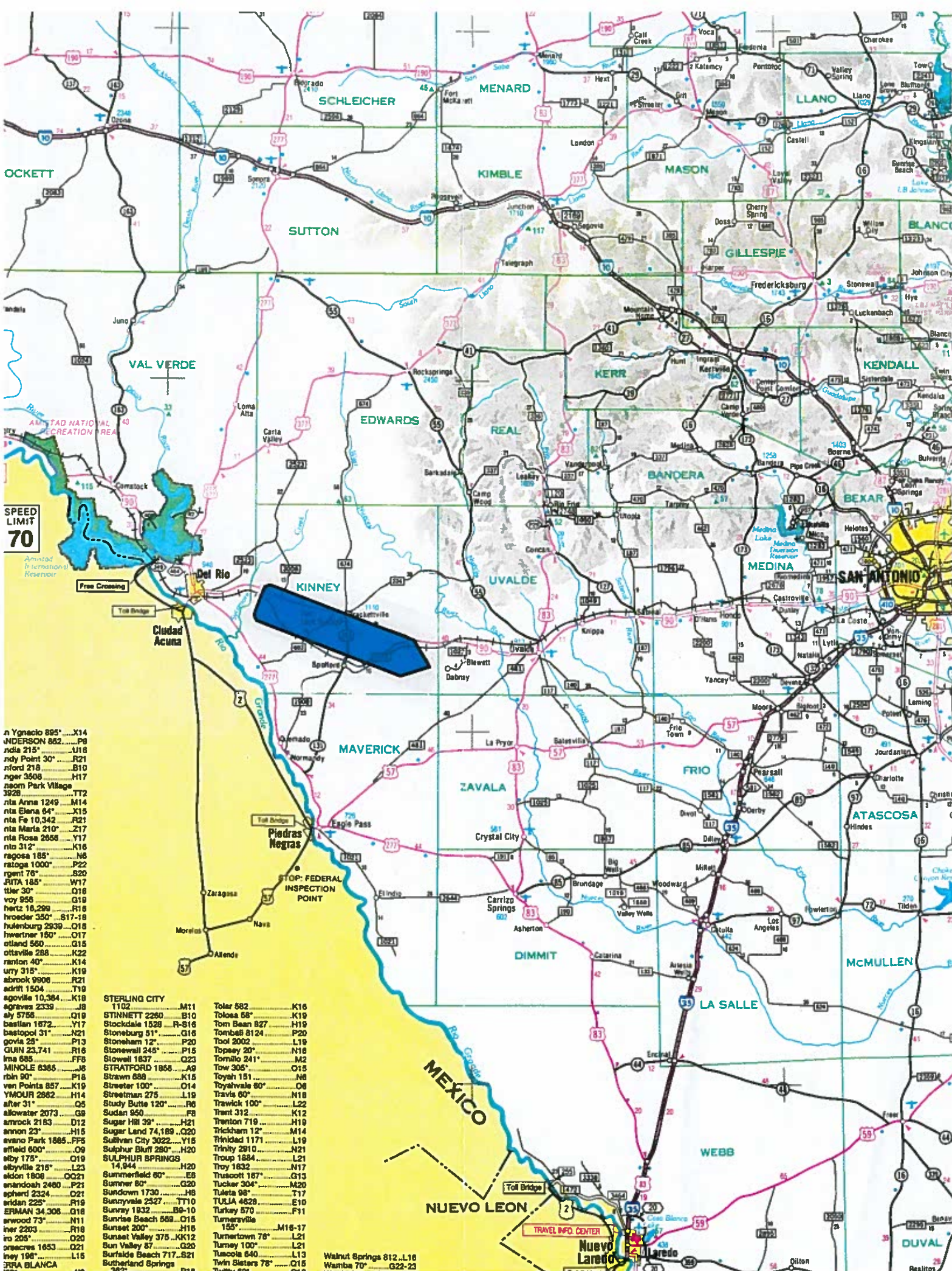
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- ACRES:** 818 acres, more or less.
- LOCATION:** Located in Kinney County; west of the City of Uvalde and 7 miles south of Hwy. 90 off FM 1022.
- PRICE:** \$2,100.00 per surveyed acre. Cash to Seller or third party financing.
- MINERALS:** Seller is believed to own 10% minerals and will convey all owned. Exact conveyance to be determined at time of new title commitment.
- TERRAIN:** Big acreage with a gentle roll and many elevated areas providing panoramic views. This ranch is surrounded by larger ranches of 1,400 acres, 2,500 acres, 6,000 acres and 30,000 acres. Brush and terrain consist of high protein deer brush includes guajillo, black brush, guayacan and there are several live oaks, oak mottes and pecan. The ranch is easily traveled with perimeter drive lanes and senderos that cross the middle and side portions of the ranch.
- WATER:** There are 4 wells. One is a hand dug shallow windmill well which serves two wildlife water troughs. A second well is a solar powered 100' well with a 6" casing that serves one large water trough. A third well has just been drilled in 2010 and is cased to 200' with a 6" casing. Additionally there are two 350 gallon water stations that are gravity flow systems to two water troughs. Water is manually delivered to these two locations.
- UTILITIES:** Rio Grande Electric provides electricity to the newly installed brand new double wide mobile home.
- WILDLIFE:** This 818 acres is loaded with 140-170 class whitetail deer and also has a good number of turkey, quail, and dove. The entire ranch and the surrounding ranches are low fenced allowing free range of the deer herds. Protein feeders are kept full year-round. There are 5 spin feeders, 2 protein feeders, 4 rifle blinds and 1 bow blind which will convey with the sale of the property. In the 2011 season, a 174 5/8", 5 1/2 year old whitetail was recorded.
- IMPROVEMENTS:** A 1,600 sq. ft. brand new 3 bedroom, 2 bath, Clayton mobile home has just been installed at the campsite. Electricity, septic and Dish Network T.V. are all in place. A new 200' well with 6" casing serves the home and water troughs. This home is the high-end Clayton with Coastal Wind construction.
- REMARKS:** This is an outstanding hunting ranch with ample natural cover and browse and outstanding views of the hills of Uvalde County. Situated with the main gate off a private paved easement road, this is a "big country" hunting ranch with easy access to the town of Uvalde for services, supplies and dining.

Although the broker has used reasonable care in obtaining data and making estimates and projections based upon that data, this material is submitted without representation or warranty. Generally, a substantial portion of information must be obtained from sources other than a broker's actual knowledge, and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the owner as to price or terms, to prior sale or lease, to withdrawal of the property from the market and to other events beyond the control of the broker. No representation is made as to the value of this possible investment; and the broker urges that you consult your business, tax and legal advisors before making a final determination.



SPEED LIMIT
70

- Ygnacio 895°...X14
ANDERSON 862°...P8
ndia 215°...U18
ndy Point 30°...R21
ndy 218°...B10
nger 3508°...H17
nom Park Village
3928°...TT2
nta Anna 1249°...M14
nta Elena 64°...X15
nta Fe 10,342°...R21
nta Maria 210°...Z17
nta Rosa 2656°...Y17
nto 312°...K16
naga 185°...N6
naga 1000°...P22
ngent 76°...S20
NITA 185°...W17
nter 30°...Q18
voy 956°...G19
hertz 16,290°...R18
hroeder 350°...G17-18
hulenburg 2939°...Q18
hwerter 150°...O17
lland 560°...Q16
okville 288°...K22
ramon 40°...K14
ury 315°...K19
abrook 9908°...R21
adritt 1504°...T19
agoville 10,384°...K18
sgraves 2339°...J8
aly 5755°...Q19
astilan 1672°...Y17
bastopol 31°...N21
astoria 25°...P13
GUINI 23,741°...R16
lma 685°...F78
MINOLE 6385°...J6
rbn 90°...P18
ven Pointa 857°...K19
YMOUR 2862°...H14
after 31°...Q5
allowater 2073°...G8
amrock 2183°...D12
annon 23°...H15
avano Park 1885°...F75
effield 600°...O9
elby 175°...Q19
elbyville 218°...L23
elcion 1808°...QO21
enadoash 2480°...P21
epherd 2324°...Q21
eridan 225°...R19
ERMAN 34,306°...G18
erwood 73°...N11
er 2203°...R18
ro 205°...Q20
oreacres 1653°...Q21
iney 196°...L16
JRA BLANCA
- STERLING CITY
1102°...M11
STINNETT 2260°...B10
Stockdale 1528°...R-816
Stoneburg 51°...G16
Stoneham 12°...P20
GUINI 23,741°...R16
Stowell 1837°...Q23
STRATFORD 1858°...A9
Strawn 688°...K15
Streeter 100°...O14
Streetman 275°...L19
Study Butte 120°...R6
Sudan 950°...F8
Sugar Hill 39°...H21
Sugar Land 74,189°...Q20
Sullivan City 3022°...Y15
Sulphur Bluff 280°...H20
SULPHUR SPRINGS
14,844°...H20
Summerfield 60°...E8
Summer 80°...G20
Sundown 1730°...H8
Sunnyvale 2527°...TT10
Sunny 1932°...B9-10
Sunrise Beach 569°...O15
Sunset 200°...H16
Sunset Valley 375°...KK12
Sun Valley 67°...G20
Surfside Beach 717°...S21
Sutherland Springs
362°...D18
- Toler 582°...K16
Tolosa 58°...K19
Tom Bean 827°...H19
Tomball 8124°...P20
Tool 2002°...L19
Topeay 20°...M16
Tomillo 241°...M2
Tow 305°...Q15
Toyah 151°...N6
Toyahvale 60°...O6
Travis 60°...N18
Trawick 100°...L22
Trent 312°...K12
Trenton 719°...H19
Trickham 12°...M14
Trinidad 1171°...L19
Trinity 2910°...N21
Troup 1834°...L21
Troy 1832°...M17
Truscott 187°...G13
Tucker 304°...M20
Tuleta 96°...T17
TULJA 4626°...E10
Turkey 570°...F11
Turnersville
155°...M18-17
Turnertown 76°...L21
Turney 100°...L21
Tuscola 640°...L13
Twin Sisters 78°...Q15
Tutty 61°...C19
- Walnut Springs 812°...L16
Wamba 70°...G22-23

Kinney County Map

