

Nineteen Mile Ranch

UVALDE COUNTY, TEXAS

8,441.17 Pristine Acres on the Nueces River



OFFERED EXCLUSIVELY BY:

Chas. S. Middleton and Son

Phone (806) 763-5331 Fax (806) 763-1340

www.chassmiddleton.com

sam@csmanson.com

Nineteen Mile Ranch

UVALDE COUNTY, TEXAS

8,441.17 Pristine Acres on the Nueces River



We are very proud to offer for sale the exceptional Nineteen Mile Ranch. Located between Uvalde and Camp Wood, this magnificent ranch boasts exceptional live water features, hardwood bottoms lined with large mature trees, substantial sub-surface water, extreme changes in topography and highway frontage for easy access.

The Nineteen Mile Ranch is named after a long seasonal creek that runs through the northern portion of the property. This creek is lined with limestone ridges and bluffs, large trees, often dense brush cover and unobstructed panoramic views.



Subject to sale, withdrawal, or error.



Topography is diverse, with elevations on the ranch ranging from approximately 1,100' along the river bottom to around 1,700' in the highest mountains located in the central and eastern portion of the ranch. Principal brush cover throughout the ranch includes bull mesquite, blackbrush, guajilla, algerita, huisach, cedar, Spanish dagger and a sprinkling of ponderosa pine. Along the rich and fertile Nueces River Basin and Nineteen Mile Creek, large mature pecan trees, live oak and desert willows are common.





Brush cover is dense throughout most of the property, with areas of low lying cover that sometime give an open appearance to portions of the ranch. Soils are shallow throughout most of the property, however, along the fertile Nueces River Basin and Nineteen Mile Creek deeper soils are found. Ector soils dominate the property with other soils consisting of Real, Dev, Uvalde clay loam and other silty clay loams throughout the riparian areas.





The Nineteen Mile Ranch has historically been operated as a cattle ranch, with a focus on a limited stocking rate that over time has attributed to regrowth of some of the native grasses. Although great hunting opportunities exist, hunting has not been a major focus on the ranch in recent years. The ranch is not currently leased for hunting and the current owners do not anticipate there will be any hunting under their ownership for the 2013-2014 season.

The ranch boundary is all low fenced, with a combination of mostly net wire and some five strand barbed wire exterior fencing. The exterior fences are generally in good working condition, with portions being considered below average. Interior fencing is typically poor, and the ranch is run as one large pasture.





The ranch is watered by electric water wells and live water. Currently, there are five water wells on the property with two main waterlines that serve numerous water troughs. Depth to water is shallow, with the deepest well being approximately 230'. Water quality is good.

An electric water well services the most northern waterline. This well is approximately 75-80' deep and is located near the river. The southern waterline is serviced by two solar water wells that are tied together with two large water storages and numerous troughs.

There is an irrigation water well located near the river that is not equipped, but has been recently tested at over 800 gallons per minute. This irrigation well is reported to be only 28' deep.





Besides the sub-surface water, there is a crystal clear spring that heads along Nineteen Mile Creek, near where the creek enters the Nueces River. This cool water spring, in areas, is upwards of 8' deep and 15-20' wide. Mostly rock bottomed and shaded by large trees, this is an ideal location for relaxing, swimming and fishing. This spring flows for approximately 1/4 mile through the western portion of the ranch, ultimately draining into the Nueces River. Fish can be viewed from the banks in the clear spring water.





The Nineteen Mile Ranch is improved by a nice limestone rock lodge. The lodge is located in one of the most beautiful settings on the property, being just above the Nueces River overlooking a manicured meadow full of large trees and good grass cover.

The lodge consists of three bedrooms, two full bathrooms, and an open kitchen and living space with rock fireplace. It also has an attractive metal roof and covered concrete carport.





Located just north of the lodge is a small one bedroom rustic limestone rock bunkhouse. This house has a metal roof and adequate living area, rock flooring, rock fireplace and a full bathroom. This bunkhouse is older, but has been maintained and is still functional.

Additional improvements consist of a set of livestock pens and a large equipment storage shed.



Subject to sale, withdrawal, or error.



Without question, the centerpiece of the ranch is approximately one mile of frontage on the Nueces River. The river makes up the western most boundary on the property and there are several access points from the ranch to this scenic clear water river. The Nueces has a good rock bottom and offers warm clear waters. Limestone cliffs overlook the river bottom from the Nineteen Mile Ranch.

Typically, along the river there are stands of beautiful mature live oaks, pecans and desert willow.





In an effort to perpetuate and conserve the scenic open space of this vast property and its many unique features, as well as for protection of the Edwards Aquifer Watershed, a Conservation Easement was placed on the property in 2007, with the easement holder being the city of San Antonio. This easement was carefully planned and researched, and this same easement is in place on several other properties in this area.

The purposes and goals of this Conservation Easement are primarily to preserve the natural condition of the property, it's natural resources, watersheds and recharge water quality, as well as the ecological integrity of the property. The easement is also beneficial towards protecting and preservation of native vegetation, habitat and native wildlife.

The conservation easement does not restrict personal hunting or commercial hunting from taking place on the property.

Two five acre building envelopes are located on the property under the terms of the conservation easement. These building envelopes are specific areas on the ranch set aside for constructing additional improvements, such as houses, barns, etc. Should the property be subdivided in the future, the easement states that four more building envelopes will be granted. Additionally, there are four tracts containing approximately 70-75 total acres that were never included in the easement and have no restrictive covenants.





Restrictions and Specifics of the Conservation Easement:

Landowner may not:

- * Operate a feedlot or poultry farm
- * Operate a horticultural nursery
- * Store hazardous materials
- * Dump trash
- * Mine gravel or sand for commercial use
- * Alter a water course
- * Sell commercial water (City of San Antonio may not sell water)

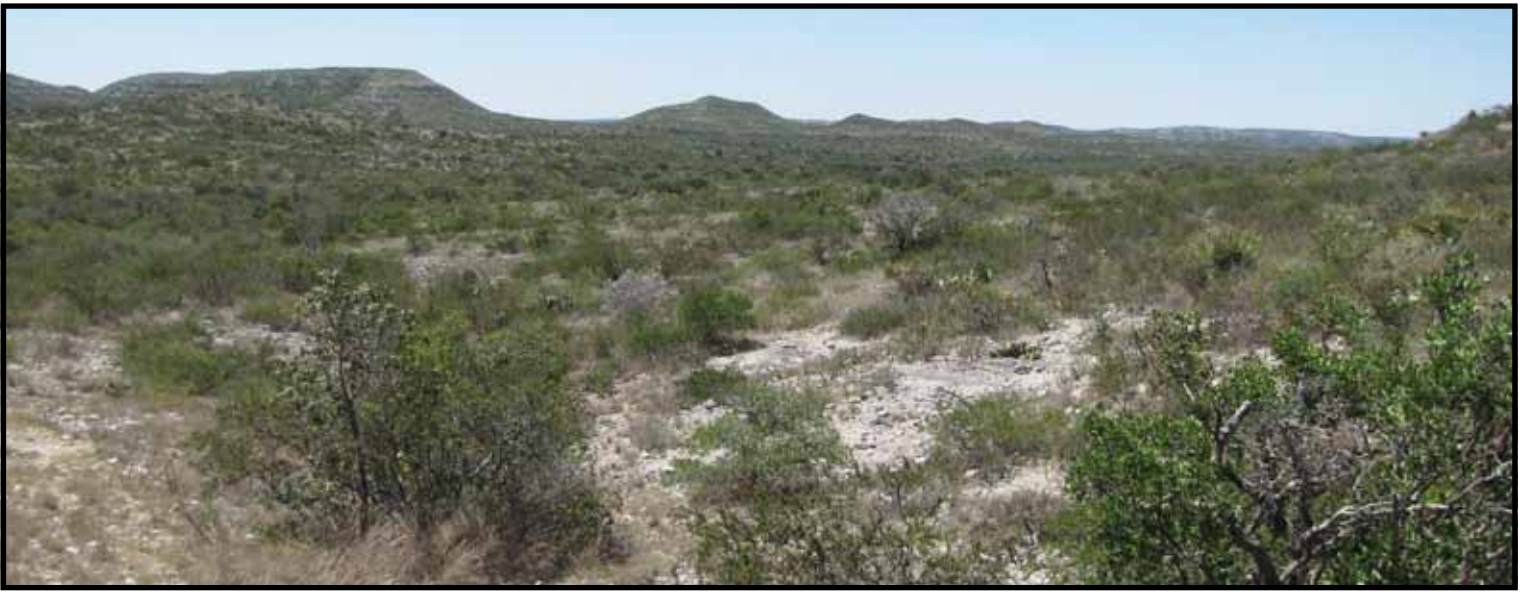
Landowner may:

- * Graze livestock under an NRCS approved plan
- * Grow crops in existing field and fertilize
- * Hunt and lease hunting
- * Construct fences, hunting blinds and wildlife feeders - even in “no build zones”
- * Partition ranch one time
- * Drill up to four more water wells
- * Have four more “building envelopes” if partitioned
- * Use up to 1,925,000 square feet of impervious cover for roads and “building envelopes”
- * Construct roads with permission
- * Use gravel and sand for ranch use
- * Build stock tanks up to two acres in size
- * Range management
- * Hiking
- * Have a residence
- * Use motorized vehicles to access the property for hunting and ranch activities



Conservation Easement and Baseline Study are on file and are available by email: charlie@csmanson.com

Subject to sale, withdrawal, or error.



According to the baseline study, in regard to surface waters on the property, Nineteen Mile Ranch contains a complex network of streams, most of which originate on the property. A recent analyses shows over 48 linear miles of ephemeral and intermittent streams are found on this ranch. Except for a small area located on the northern portion of the property, nearly the entire watershed for Nineteen Mile Creek is located on this property. Under the terms of the conservation easement, this major watershed and recharge area will be protected.





As previously mentioned, hunting has not been a priority under the current ownership of the ranch. With that said, there are five new Atascosa deer blinds with towers ranging from 5-10' recently installed on the ranch. Also, new deer feeders have been placed at each of these locations and the ranch is currently feeding wildlife. Whitetail deer are common throughout the ranch, and axis deer are found in numbers, probably exceeding 60 head, along the river and through portions of Nineteen Mile Creek. Javelina and feral hogs are common and large numbers of Rio Grande Turkey are frequently viewed on the ranch. Aoudad have been seen often in the more rugged hills and more dense canopies.

It has been reported that the only deer hunting on the property in several years has been limited youth hunts. This ranch should currently be holding a good number of mature deer.

There is a cultivated field of approximately 20 acres located close to the shallow irrigation water well. This field is fenced from the pasture portion of the property and has productive loamy soils. The irrigation well can be used to irrigate this field, if desired. Based on conversations with the Uvalde County Underground Water Conservation District, the right exists to irrigate 2.5 acre feet per cultivated acre. Should additional land be placed in cultivation, the property owner has the right to irrigate additional land on the same basis of 2.5 acre feet per cultivated acre. Four additional domestic or irrigation wells can be drilled on the ranch.





The sellers have recently had the minerals researched on the property and they are of the opinion that 25% of the minerals are owned. All owned minerals will convey with the property.

The Nineteen Mile Ranch is a fantastic property, and has been very realistically offered for sale at \$1,395 per acre.



Prior to listing the property, the brokers researched sales in the area of the Nineteen Mile Ranch. Similar ranches without conservation easements have recently sold in the range of \$1,900-\$2,400 per acre.

With the Nueces River frontage, the flowing clear water live spring, lodge, excellent location, subsurface water and the generous mineral conveyance, this ranch is a bargain.

Taxes are approximately \$18,563 per year.

If you are in the market for a top tier property in this area, this ranch deserves your immediate attention.

OFFERED EXCLUSIVELY BY



Subject to sale, withdrawal, or error.