

Jabali Ranch

Encinal, TX
6,779 Acres

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Additional information is available on www.jabaliranch.info



Jabali Ranch, Encinal TX (approx. 6779 acres)

Location:

- The north property line of the ranch is the Nueces River. The ranch is located in La Salle County, equidistantly from Cotulla, Encinal, and Freer and is easily accessible.

General:

- 16 miles of 8' game high fencing
- 100 miles of interior roads
- 15 new water tanks, several of which have been stocked with fish
- The domestic water well is 4836 ft. deep into the Carrizo Sands Aquifer with 58,000 gallons of above ground water storage
- The pump house has parallel pressure pumps that can be isolated for service independently without losing system water pressure
- All buildings feature a wide covered porch and seating places with tables and chairs

- The main parking lot has covered parking for six vehicles
- There is a 35' observation tower that provides 360° unobstructed views of the surrounding countryside
- This ranch is to be sold on a **turnkey** basis including all equipment, trucks, and furnishings except for special items to be reserved by owner
- Ranch will be sold surface only as owner does not own any minerals
- No oil or gas production or drilling on the ranch



Buildings

- Lodge with dining area, large social area, a commercial quality kitchen with two dishwashers, two sub-zero refrigerators, a freezer and ice maker with Reverse Osmosis filtration. There are two restrooms in the Lodge.
- The owner's quarters has a bedroom with full kitchen and bath, office and den.
- The guest quarters building includes four bedrooms and four baths with large showers. In a separate section, there is a laundry facility which has room for two washers and dryers, lots of storage cabinets, and an ice maker with Reverse Osmosis filtration. Each room has separate heating and air conditioning controls.
- The third building has two complete apartments, each with full kitchen, bath, office, living room and bedroom. There is a separate parking lot for this building. Furniture does not stay.







A covered, heated 18' x 34' pool with spa. Marbella tile on the terrace surround makes for comfortable walking.



Wildlife

- Trophy deer herd
- The ranch has been under a game management program for 17 years, with whitetail which will score in excess of 200 B&C points
- Lots of turkeys, wild hogs, quail, and dove
- Good bass fishing
- There are 12 Superior fiberglass deer blinds and one trailer mounted deer blind—each with fenced feed pens and Spincast feeders; in addition, there are 15 feed pens with 1000 pound Lamco protein feeders















This picture shows a deer that was killed by the ranch owner's wife, Sue Mundy.



Vegetation

- All of the major South Texas brush species are abundant on this ranch, including:
 - Guajillo
 - Guayacan
 - Granjeno
 - Blackbrush
 - Mesquite and Huisache trees which produce bean pods that are eaten by all wildlife
- The ranch is covered with excellent brush on which the deer browse.







- There is a 100 yard **rifle range** with covered shooting station, a concrete shooting table, plus a 15 yard pistol range with concrete floor and overhead shade
- The **barn/garage/shop** is a separate 60' x 90' facility used for storage and maintenance. There are 7 overhead doors; each opens to 12' clearance, 6 of them provide for “pull through” equipment storage. The building has concrete floors and aprons at each door.
- The same building includes **game processing area** with an outside, covered skinning shed complete with overhead electric hoist and monorail leading into a walk-in refrigerator. The butcher shop with the walk-in refrigerator features stainless steel work tables, a commercial ice maker, a commercial meat grinder, a band saw, and vacuum sealing equipment. The water heater is electric. There is also a restroom with sink and toilet.
- Located separately and close to the main gate is a **feed storage container**.

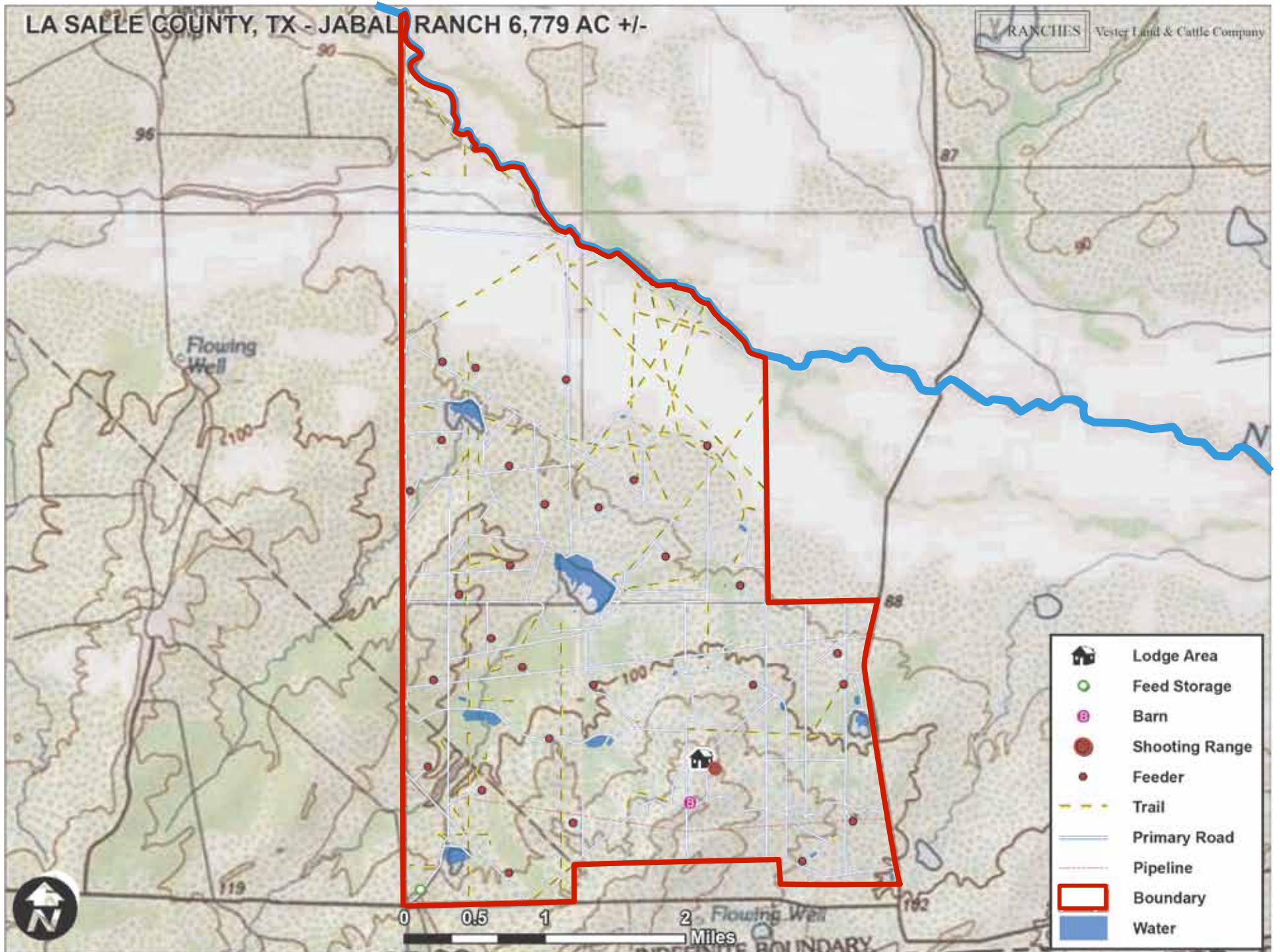


- There is a new **cattle handling area** close to the main gate with bull proof cattle catching and sorting pens, loading pens, and a loading chute. There are no cattle presently on the ranch.
- There are 12 Superior fiberglass deer blinds and one trailer mounted deer blind—each with fenced feed pens and Spincast feeders; in addition, there are 15 feed pens with 1000 pound Lamco protein feeders. There is one Spincast feeder without a pen or a deer blind.
- This South Texas ranch affords guests the opportunity to relax while enjoying the brush country and resort quality accommodations.



LA SALLE COUNTY, TX - JABAL RANCH 6,779 AC +/-

RANCHES Vester Land & Cattle Company



LA SALLE COUNTY, TX - JABALI RANCH 6,779 AC +/-

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 Location

The information contained herein was obtained from sources deemed to be reliable. Frontier GIS makes no warranties or guarantees as to the completeness or accuracy thereof.
512-757-1484 www.frontiergis.com



The asking price for this ranch is \$15,000,000

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