

ZACHMAN-TRAYLOR RANCH

Zavala County, Texas
5,946 Acres, more or less



OFFERED EXCLUSIVELY BY:

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We are pleased to have recently obtained an exclusive listing on the Zachman-Traylor Ranch, which is located in the northern portion of the famed “Golden Triangle” of the South Texas Brush Country. This area of South Texas is widely recognized for producing trophy Boone and Crockett whitetail bucks. The Zachman-Traylor Ranch is located southeast of Batesville, Texas, with access to the ranch provided by paved highway frontage.

This desirable property has been owned and operated by the same family for approximately 105 years, and this is the first time the property has ever been offered for sale.



Subject to sale, withdrawal, or error.



The terrain of the ranch ranges from gently rolling to fairly level country, descending to extremely productive river bottom land. Elevations are in the range of 650-770 feet above the Leona River bottom, and are generally in the 640 foot range along the river. Live water is found throughout the river, which runs through the northern portion of the property for nearly two miles. Soils on the ranch are a combination of sandy loams and clay loams, with loamy bottomlands along the river.



Large virgin mesquite is found in moderate to dense canopies throughout much of the ranch, but is blended with smaller and medium brush in some areas. Along the river, big mesquite, oak, elm and hackberrys are common. Other areas of the ranch have a good mesquite cover, with other brush being huisache, ratany, whitebrush, blackbrush, guajillo, sumac, yaupon and some ceniza. Other vegetation includes prickly pear, yucca, tasajillo and ephe-dra.





The combination of good sandy loam and clay soils, along with the desirable brush canopy and terrain make this one of the most desirable hunting ranches to be found in South Texas. Approximately 106 acres are in cultivation, generally planted to small grains for seasonal grazing of livestock and wildlife. The remainder of the ranch is in native grass, supporting a good mixture of desirable feed.



This low-fenced ranch is cross-fenced into six main pastures, several smaller traps and the cultivated field. Fences are generally in good condition. The property has an excellent road network, and brush has been cut back along some of the roads, creating desirable senderos.





The property is well watered by several large earthen ponds, electric and solar water wells, and approximately five miles of buried waterline with drinking troughs. Additionally, live water is found throughout the Leona River and Gallina Slough, which drains to the river.



Well water ranges in depth from approximately 150 feet to approximately 700 feet. Three of the water wells pump from the shallow Wilcox Formation at 150-200 feet, and two of the wells pump from the Carizzo Formation, which is considerably deeper.



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The Zachman-Traylor Ranch is considered to be exceptionally well improved, and the improvements have been well maintained. The headquarters are located between the paved highway and the river, and access is provided by a private blacktop coated road to the improvements. The headquarter compound is located in a manicured setting, surrounded by large trees, just above the Leona River.

The main house is of frame construction with a metal roof. This comfortable home contains approximately 6,500 square feet and has three bedrooms, three baths, a family room, living room, separate dining area, kitchen and a rustic saloon/wet bar. A small room off of the master bedroom could be utilized as an office or study. This home has four fireplaces and is a great place to reside and/or entertain.

Recently, all new windows, roof and hardy plank siding were installed. A separate laundry house with half bath is located close by.





Other structures include a three bedroom employee house with screened in porch, one and one-half baths, living room, kitchen/dining area and laundry room. The old ranch cookhouse has been converted into a one bedroom, one bath guest house, and the old cooking fireplace is still there and still operable. This house has a screened room with running water for cleaning game, etc.

Ancillary structures at the headquarters include barns, large shop building, equipment sheds, hay shed, pipe livestock pens and an overhead metal supplement bin. Additionally, there are two other sets of livestock pens on the property.



The Zachman-Traylor Ranch has a long history of being operated as a working cattle ranch, however, in more recent years, considerable focus has been given to wildlife enhancement. As is typical throughout much of the “Golden Triangle” area of South Texas, the sandy loam soils, or “Red Sand” in this region have a high water absorption rate with excellent nutrient content that helps to produce high protein feed for wildlife. In turn, whitetail deer in this area get bigger and are generally healthier than other areas throughout the state.

Genetics are tremendous, and as proof of that fact, the largest whitetail buck in the state was harvested in 2005 on a low-fenced ranch owned by the same family approximately one mile from the Zachman-Traylor. This monstrous buck gross scored 238 inches Boone and Crockett with 27 total points. This buck won the low-fence division of the prestigious Los Cazadores Big Buck Contest held in Pearsall, Texas. The buck was also number 1 in the Los Cazadores top 50.

For more information on this big buck contest, visit their website at www.loscazadores.com and look under the 2005-2006 contest results.

During this long term family ownership, the property has been very selectively hunted, and all of the ranch north of the highway has been reserved for the family, with only very limited hunting done on occasion. Protein and corn are fed year round to maintain healthy whitetail populations. Besides having outstanding deer hunting, the property also offers exceptional bob-white quail hunting, and javelinas are also fairly common. Turkey are found throughout the river bottom and areas of large tree growth. It would be hard to find a better hunting ranch.





Well improved, long term ownership ranches, such as the Zachman-Traylor, are seldom offered for sale. This outstanding ranch is very well improved, well located and offers some of the best hunting in the state.

The Zachman-Traylor Ranch has been very realistically priced at \$1,850 per acre. If you are in the market for a quality "Golden Triangle" Ranch, the Zachman-Traylor should be strongly considered. With all needed improvements already in place, the property is ready to operate and enjoy.



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