

Offering Memorandum Casa Pobre de San Miguel 5,958 acres ±

Summary:

This is an exceedingly rare opportunity to own the renowned Casa Pobre de San Miguel Ranch in Frio County, TX. This turnkey offering consists of approximately 5,958 acres of prime South Texas ranch country, located 8.1 miles east of Pearsall TX, only one hour from downtown San Antonio. This legendary ranch is being offered for sale for the first time in more than a half-century. This expansive property maintains time-honored ranching traditions and has been held by the same family since the 1950's.

The Casa Pobre is a complete turn-key ranch and features more than four (4) miles of frontage on FM 140 across its northern boundary and over four (4) miles of combined county road frontage along the east and southern boundary lines of the ranch.



The asphalt-paved road from the main gate to the interior of the ranch is lined with towering oaks over gentle rolling hills past the perfectly manicured front lake, toward the "Casa Grande" main quarters, at one of the highest elevations on the ranch. The main house is flanked by the "Casita" and "Cantina" buildings, with a sparkling swimming pool ideally centered in the middle of the compound.



Evtex Companies
5100 Westheimer, Suite 155
Houston, TX 77056

Contact Broker For More Information:

Joe Evans
713-822-2633
Joe@evtex.com

Janae Evans
361-790-6030
Janae@evtex.com

The information herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinion, assumptions or estimates used are for example only and do not represent the current future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a thorough independent investigation of this property to determine the suitability of the property for your needs.

Offering Memorandum Casa Pobre de San Miguel 5,958 acres ±



Most of the ranch is characterized by slightly undulating plains, light-colored loam with scattered hickory, oak, blackbrush, huisache, prickly pear and native grasses. The "back 1,500" acres is perhaps the most unique with extreme elevation changes and rocky terrain with breath-taking vistas overlooking the game laden territory below. As the name implies, San Miguel Creek traverses north/south across the eastern region of the ranch, while Black Creek runs north/south through the middle portion.

The creek bed of Buckhorn Creek splits from Black Creek and meanders from the middle to the western region. In the various flint rock-rich areas along the creek beds, arrowhead hunting can be quite productive.



Evtex Companies
5100 Westheimer,
Suite 155
Houston, TX 77056

Contact Broker For More Information:

Joe Evans
713-822-2633
Joe@evtex.com

Janae Evans
361-790-6030
Janae@evtex.com

The information herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinion, assumptions or estimates used are for example only and do not represent the current future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a thorough independent investigation of this property to determine the suitability of the property for your needs.

Offering Memorandum

Casa Pobre de San Miguel

5,958 acres ±



Wildlife:

The ranch's diverse landscape features include rolling hills, rocky points, thick creek bottoms and areas enriched with red sandy soil. This is low-fence country with 160-170 class whitetail deer reported to inhabit the motts and creek bottoms. Amenities include sixteen blinds stationed at strategic points across the ranch, six on the west side and ten on the eastern side of the ranch, all with accompanying feeder and water access points. Eight of the sixteen sites also are equipped with protein feeders. Dove, quail, javelina and turkey are also excellent quarry on the ranch. The ranch also is host to innumerable birds and small game species and over the years there have been rare reports of ocelot sightings as well.

Surface Water:

The ranch has two beautiful well-stocked lakes used for recreation and fishing. The front lake is fed by the Carrizo aquifer water well located next to the Casa Grande. The lower double lake near the barn complex is irrigated by the other Carrizo well. The main lakes are stocked with catfish, largemouth bass, crappie and bluegill. There are six (6) additional stock tanks quenching the landscape across various pastures throughout the ranch.

Ground Water:

Along with the two (2) Carrizo water wells, there are three windmills, 8 shallow submersibles and one solar well. The Carrizo well serving Casa Grande and the front lake has a 5,000-gallon concrete reservoir tank with cover.



Evtex Companies
5100 Westheimer, Suite 155
Houston, TX 77056



Contact Broker For More Information:

Joe Evans
713-822-2633
Joe@evtex.com

Janae Evans
361-790-6030
Janae@evtex.com

The information herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinion, assumptions or estimates used are for example only and do not represent the current future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a thorough independent investigation of this property to determine the suitability of the property for your needs.

Offering Memorandum

Casa Pobre de San Miguel

5,958 acres ±

The Casa Grande is a stately home atop the plateau featuring a master suite, guest bedroom, large flex office/bedroom, dining room, kitchen with island and Sub-Zero refrigerators, gun-cleaning room, two and one-half baths and a very large family room with fireplace and sweeping views of the ranch from the north and south sides.

The Casita is a well-appointed modular home used as guest quarters and is currently set up to sleep 10 people very comfortably. The Cantina is a festively outfitted, fully air-conditioned metal building with pool table, bars and all necessary furniture and equipment to host a large fiesta or an intimate gathering.

Just below the Casa Grande compound is the foreman's quarters consisting of 3 bedrooms, 2 bathrooms, office with full bath, living, dining, large dine-in kitchen.

Improvements:

The main interior paved road extends from the front entrance on FM 140 for approximately two miles and ends at the impressive barn complex. Improvements consist of a 80' x 71' equipment barn, 54' x 100' hay barn, cattle/horse pens, hydraulic squeeze chute, horse walker, tool and implement storage area, saddle room, two sets of dog kennels and more.

Just south of the barn is a modular home equipped for accommodating ranch hands, consisting of 3 bedrooms, 2 baths, living and kitchen.

Equipment:

The ranch will convey with a large inventory list of equipment to include but not limited to a tractor, plows, trailers, ranch trucks, backhoe, skid steer, water wagons, mowers, game cleaning station including a 40' climatized storage container and walk-in deer cooler and an impressive list of other ranch tools and equipment.



Evtex Companies
5100 Westheimer, Suite 155
Houston, TX 77056

Contact Broker For More Information:

Joe Evans
713-822-2633
Joe@evtex.com

Janae Evans
361-790-6030
Janae@evtex.com

The information herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinion, assumptions or estimates used are for example only and do not represent the current future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a thorough independent investigation of this property to determine the suitability of the property for your needs.

Offering Memorandum

Casa Pobre de San Miguel

5,958 acres ±

Offering:

The ranch boasts miles of manicured fence lines and lengthy senderos, striking the perfect balance between wild habitat, well-managed game, groomed pastures and impressive improvements, which all combine for a classic Texas showplace.

The Casa Pobre de San Miguel is a surface sale only, offered at \$21,000,000.

More information available at casapobreranch.com



Evtex Companies
5100 Westheimer, Suite 155
Houston, TX 77056

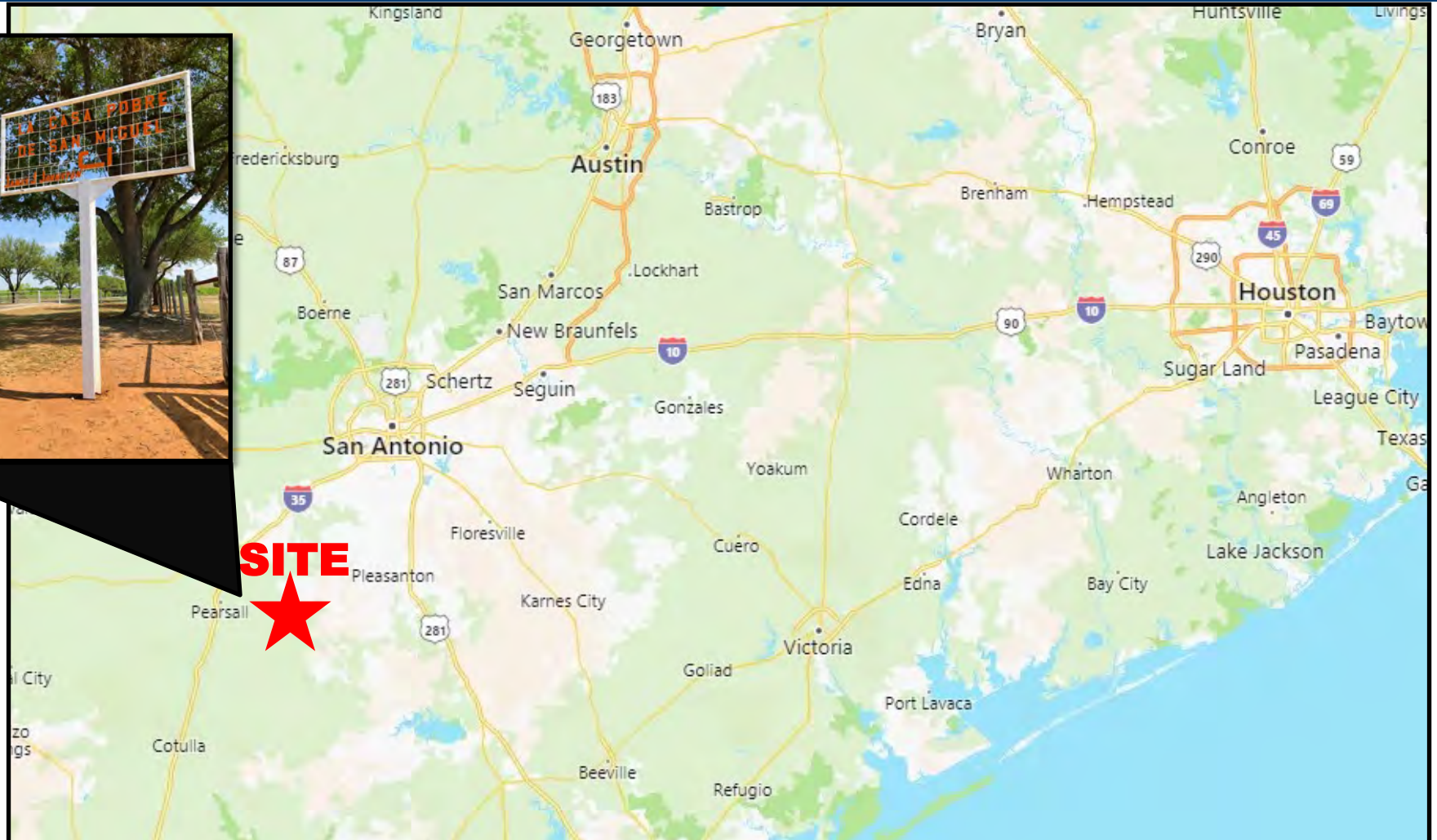
Contact Broker For More Information:

Joe Evans
713-822-2633
Joe@evtex.com

Janae Evans
361-790-6030
Janae@evtex.com

The information herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinion, assumptions or estimates used are for example only and do not represent the current future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a thorough independent investigation of this property to determine the suitability of the property for your needs.

Offering Memorandum Casa Pobre de San Miguel 5,958 acres ±



Evtex Companies
5100 Westheimer, Suite 155
Houston, TX 77056

Contact Broker For More Information:

Joe Evans
713-822-2633
Joe@evtex.com

Janae Evans
361-790-6030
Janae@evtex.com

The information herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinion, assumptions or estimates used are for example only and do not represent the current future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a thorough independent investigation of this property to determine the suitability of the property for your needs.