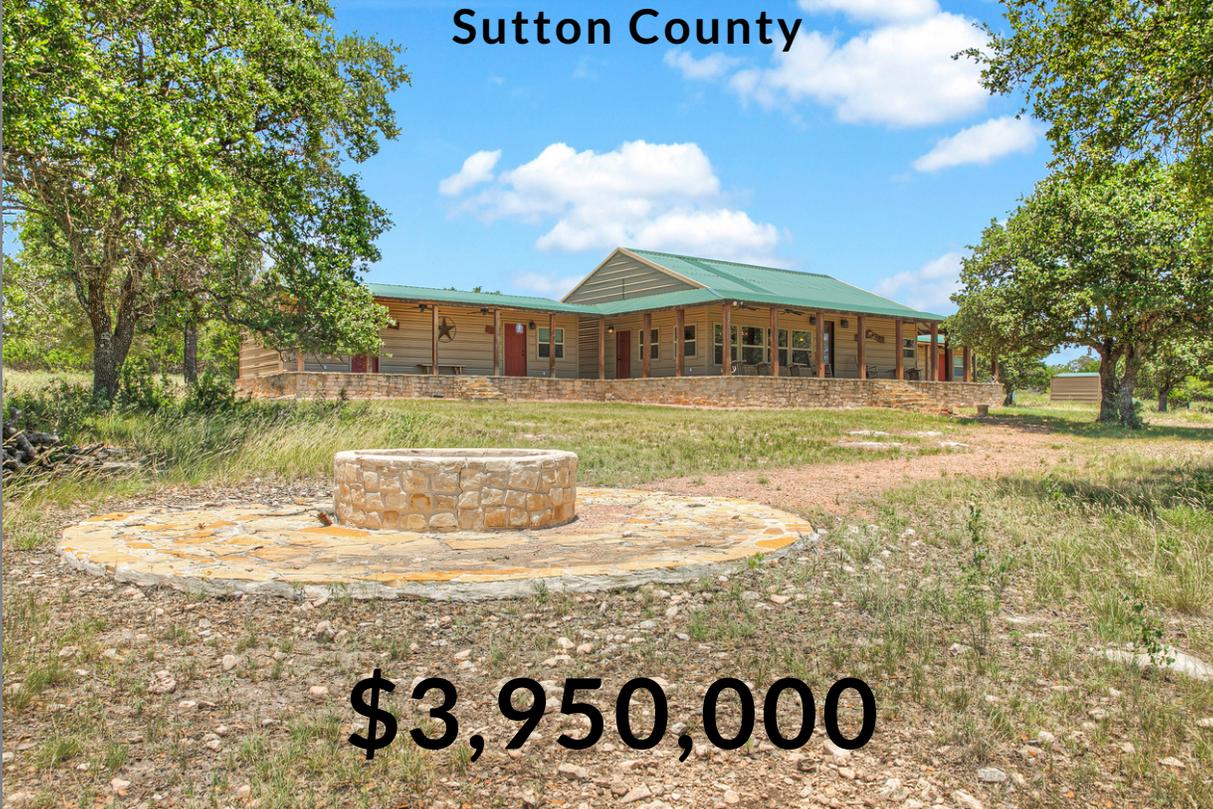


*Back To Your Roots!*

# TROCITO DE CIELO RANCH

Sutton County



**\$3,950,000**

## SUMMARY -

- 2664 Sq Ft, 4 bed, 5 Bath Lodge
- 1125 +/- Acres
- High Fence Trophy Whitetail & Axis
- Active Game Management Program
- 5 Wells. 10,000 Gallon Cistern
- 3 Man Made Ponds Stocked With Fish
- Active game management
- Barn/Garage, Walk in Cooler
- 12 Stands, 16+ Feeders



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**kw**  
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REAL ESTATE

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## ACREAGE

1125+ Acres

## LOCATION

2.5 hours from San Antonio, 40 minutes West of Junction Texas. Sutton County

## ACCESS

45 minutes West of Junction I-10, take Baker Road Exit. Property off Baker Road (306) which is paved. EASY access

## TOPOGRAPHY

Elevation ranges from 2200' to 2330', rolling hills producing commanding views to a large creek bed/valley that runs through the middle of the property resulting in two different eco-systems. hill country juniper and oaks, and Huisache in low lying areas, oaks, and other hardwoods.

## VEGETATION

Including but not limited to: Live Oak, Post Oak, Juniper, Agarita, Texas Persimmon, Huisache, to name a few.

## WATER

5 wells, depth ranging from 220-240', 10-20 GPM, 10,000 gallon cistern  
3 man made lakes (2.50 acres total), fed by wells, stocked with bass, perch, and catfish.

## ELECTRICITY

5 Electric drops throughout the property.



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# IMPROVEMENTS

**Main Lodge** - 4 bedroom, 5 full bathroom, 2664 square foot, Sleeps 8+ people, satellite TV, internet, 1400 square foot covered porch areas, gas range, granite counter tops, high end finishes, outside fire pit.

**Barn/ Garage** - wild game processing station, double hanging rack/ winches, electric and water, concrete slab, 1050 square foot, ice machine (200 lbs per day) installed.

**Cabin** - 1140 square foot, could use remodeling, sleeps 8+

**Storage shed (8x10)**



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# WILDLIFE MANAGEMENT

- 1D1 Wildlife Exemption
- MLDP (Managed Lands Deer Program)
- Infrastructure
- Genetics Introduction & Management
- Feed Supplementation
- Habitat Control

## INFRASTRUCTURE

- Fencing - 5.70 miles of well-maintained high fencing
- Soft Pen Release (3 Acres)
- Roads & Entrances - rock entrances (2), paved entrances, large road network
- Shooting Range
- Walk-In Cooler/ Ice Machine



## WHITETAIL GENETICS & MANAGEMENT

- For genetics refer to page 5
- 3 trophies harvested since 2012, in order to keep gene pool in herd
- Harvests are recommendations based from state biologist
  - 2020 23 bucks/ 29 does harvested and like numbers prior years
  - All bucks removed were management
- Biologist typically recommends no more than two bucks over 140 inches per year

## HABITAT CONTROL

- Multiple eco regions on premises managed through selective brush removal & brush cover
- Strategic managed grass fields to promote native grass fields
- Removal of feral hogs by active trapping

## FEED SUPPLEMENTATION

- | - 2020 Feed consumption | - 2021 Feed consumption (YTD) |
|-------------------------|-------------------------------|
| Cottonseed - 24 tons    | Cottonseed - 21 tons          |
| Protein - 53,000 lbs    | Protein - 36,500 lbs          |
| Corn - 16,000 lbs       | Corn - 8,000 lbs              |
| Alfalfa - 10 bales      | Alfalfa - 11 bales            |

## FEEDERS & STANDS

- Feeders** - 800 lbs (9), 600 lbs (3), 300 lbs (6), Fish Feeder (1), Protein 2500 lbs (4), Protein small (4), Silos 4500 lbs (2), numerous cotton seed feeders, Turkey feeders(7)
- Stands** - Single stands (6), Double Stands (7), Tripods (3)



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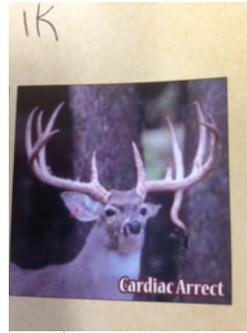
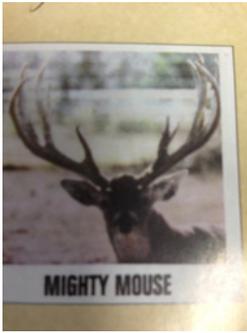
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# BACKGROUND GENETICS



➤ Introduced 4 yellow tagged does out of Triple C Whitetails in Seguin. The primary buck was Mesquite. At age six he was 415". Two yellow tags still alive on ranch (Born 6/2011 introduced 4/2013)

➤ On ranch 7 white tagged does with Mesquite and Red 91 genetics. Red 91 is a 270" deer (Born 6/2013 introduced 3/2014).

➤ On ranch 5 green tagged does with Mesquite and Red 91 genetics introduced 4 years ago when they were doe fawns (born 6/2013 introduced 3/2014).



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# TROPHY WHITETAIL

Pictures off Property



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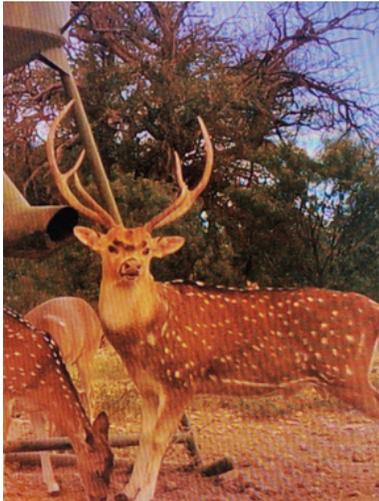
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# TROPHY AXIS

Pictures off Property



**MAVERICK**  
— JAMES BIGLEY —  
WATERFRONT | FARM & RANCH

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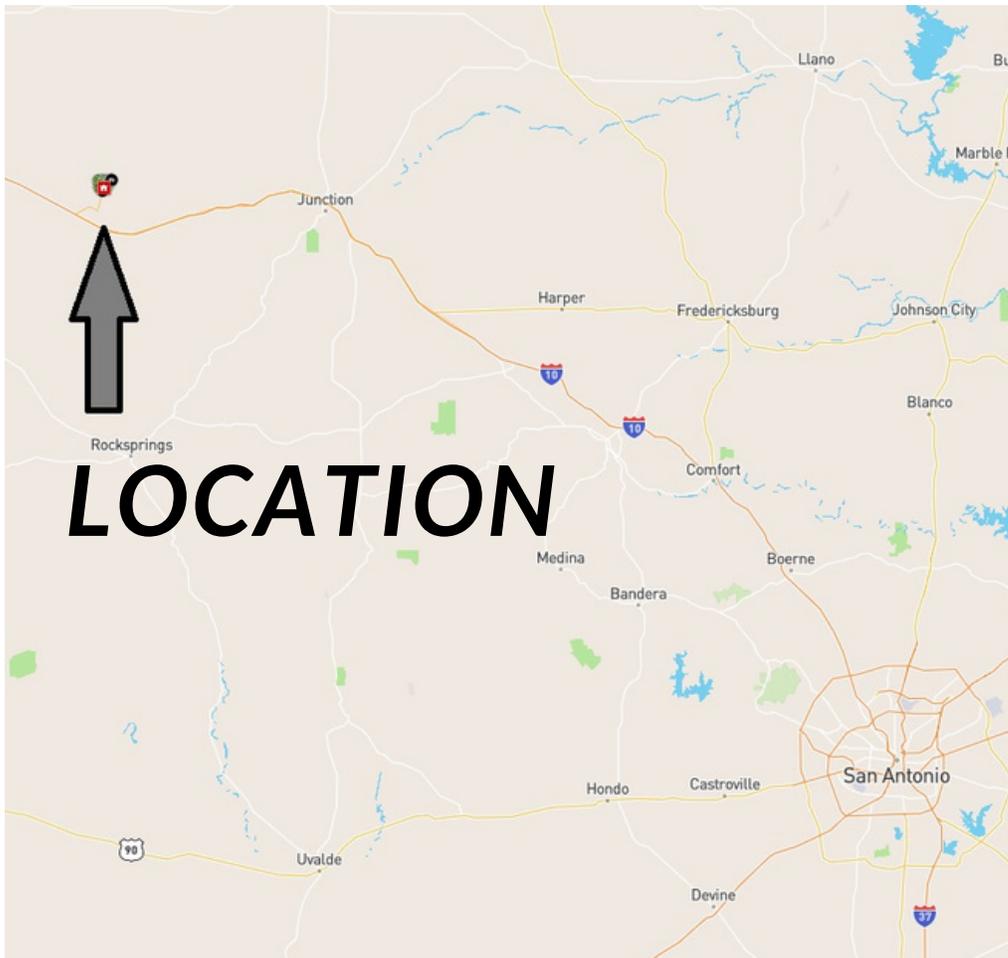
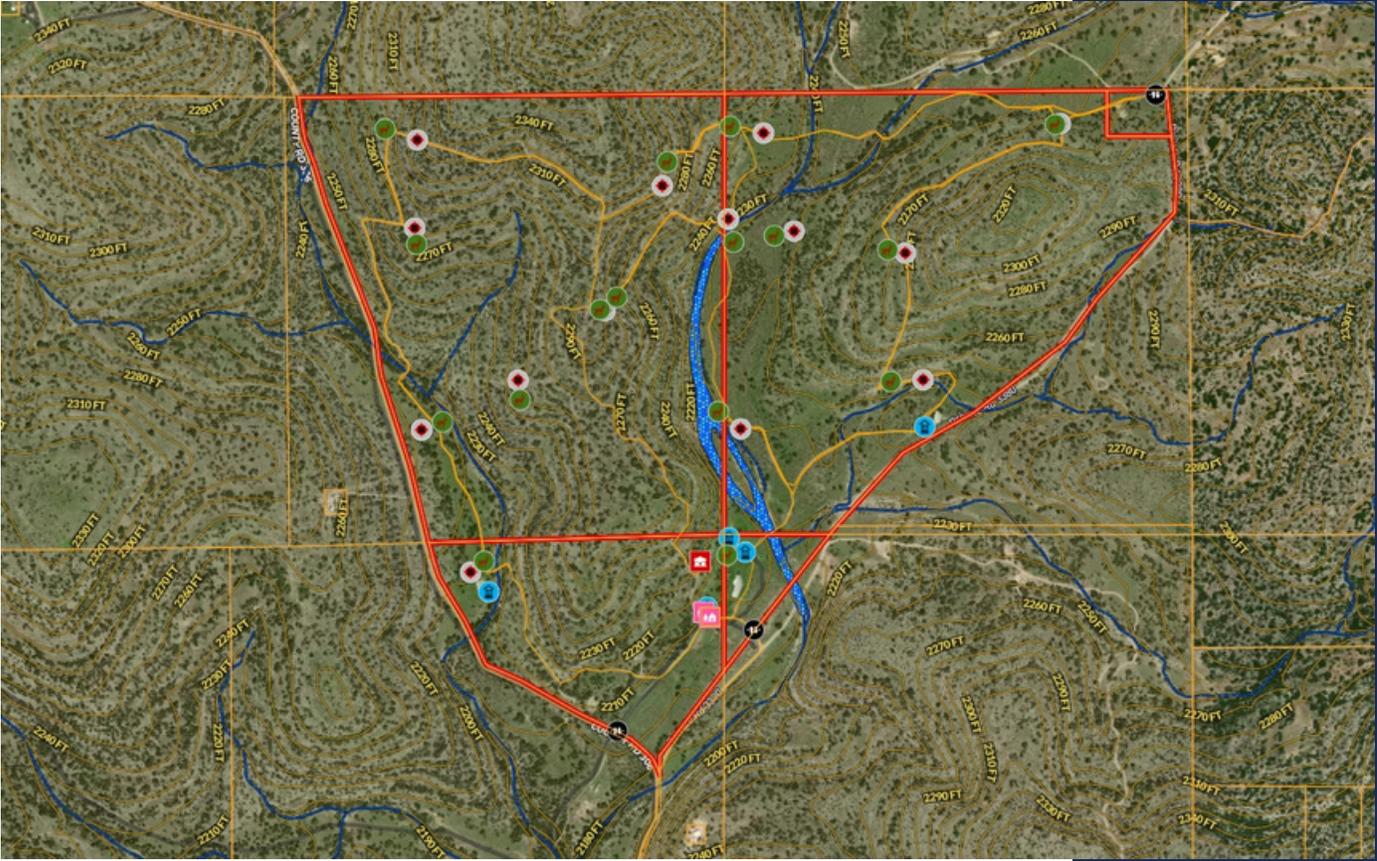
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**LOCATION**



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