



The
RHODE RANCH

3,467 +- Acres - McMullen County, Texas

Exclusively Listed with: Tom W. Davis
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TEXAS RANCH BROKERAGE



The RHODE RANCH INTRODUCTION



The Rhode Ranch is situated in the most highly productive valley in McMullen County and whose neighboring ranches comprise a “Who’s Who” in the world of growing huge South Texas deer. Lee Wheeler’s San Cajo Ranch, The Dougherty Ranch, The Riser Ranch, La Campana Ranch and the Encino Ranch are notable neighbors. It has been said that due to the extreme fertility of this valley, everything from livestock to deer, even rattlesnakes grow larger here! The following photos will give testament to this theory.....



Nestled in between several of the famed Devil's Water Hole Mountains that stretch out for approximately 14 miles, this ranch was established in 1901 and has only changed ownership one time since!

The owners have practiced a high degree of land stewardship, always trying to improve the native habitat to best suit the needs of the wildlife as well as for prime cattle grazing. A rare opportunity is here to own a ranch in one of the most tightly held areas of Texas.



The **RHODE RANCH** **WILDLIFE & HUNTING**

The Rhode Ranch name carries weight in the hunting world and if you have hunted or spent time in South Texas, you have more than likely heard of it. The current owner purchased the property from the Lindholm Family in 2006 and implemented an aggressive whitetail management program that has been overseen by renowned whitetail biologist Daniel Senter.

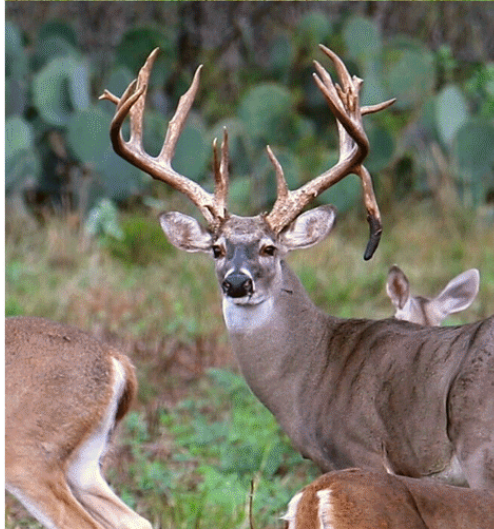
Intensive breeding and tools such as the DMP Program have transformed this ranch into “The Ultimate” hunting destination of our region. Huge bucks roam the landscape sporting racks scoring sometimes in excess of 280”! These are deer born on the ranch and carrying genetics based on the native deer herd the Rhode Ranch is famous for.



WILDLIFE & HUNTING



In 2007, a commercial hunting operation commenced with the purpose of generating income for the ranch and entertaining guests. Big game hunts for whitetails, exotics and bison as well as wing shooting for dove, quail and Rio Grande turkey have been conducted with great success. Over the last few years, the owner has reduced the numbers of hunts being offered but the ranch is highly capable of generating substantial income from hunting and livestock activities.



Whether the new owner wants to operate the Rhode Ranch as a commercial hunting operation or as a premier family recreational property- opportunity abounds. The other species found here and that can be hunted year-round are American Bison, oryx, axis deer, Nilgai, Wildebeest and a few others. Sizeable, huntable populations of these exotics are here.

The RHODE RANCH LOCATION



Access through the main entrance is gained via the appropriately named Rhode Ranch Road, 17 miles South of Tilden, Texas and 19 miles west of George West, Texas. This is a newly paved road that is primarily used by ranchers in the area.

The South Entrance to the Rhode Ranch is located on F.M. 624 approximately 4 miles west of the intersection of F.M. 624 and HWY 59. Corpus Christi is a quick 45-minute drive to the east and San Antonio is only 1 1/2 hours north.

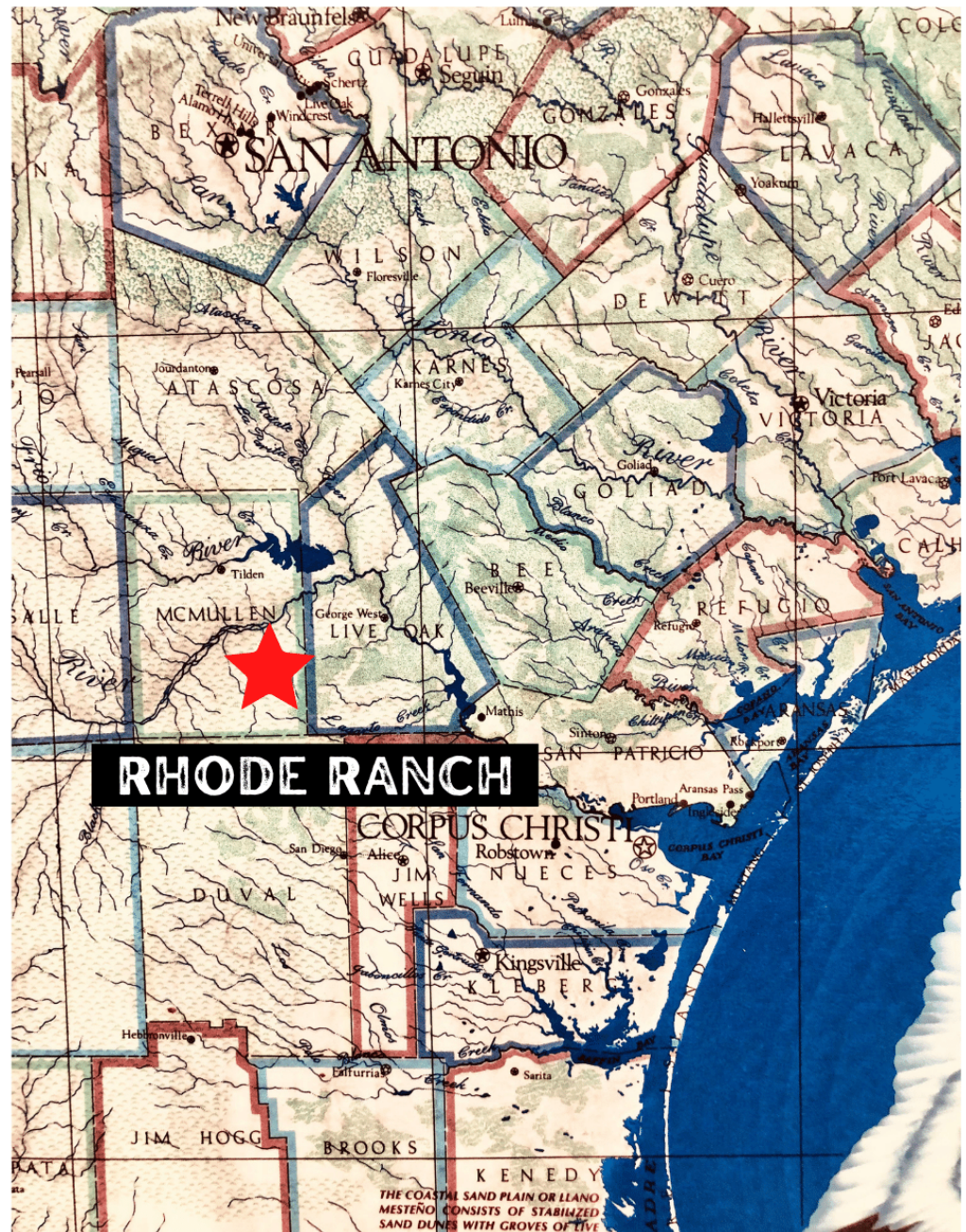
Jet landing facilities can be found in Alice, Texas as well as Live Oak County Airport near George West, Texas.

AREA DESCRIPTION

McMullen County (P-15) is in southern Texas surrounded by Atascosa, Live Oak, Duval, and La Salle counties. Tilden, the county's largest town and the county seat, is in the north central part of the county at the intersection of State highways 72 and 16.

The county comprises 1,159 square miles of usually flat to rolling terrain covered with mesquite, "scrub brush", cacti, chaparral, and grasses. Elevation ranges from approximately 150 to 450 feet. Soils in the county vary: in some areas light to dark loamy soils cover reddish, clayey subsoils, with limestone within forty inches of the surface; in others cracking, grey to black clayey soils predominate.

Temperatures in McMullen County range from an average high of 98° F in July to an average low of 42° in January; the average annual temperature is 71° F. Rainfall averages 24 inches per year, and the growing season lasts for 290 days.



The RHODE RANCH HISTORY

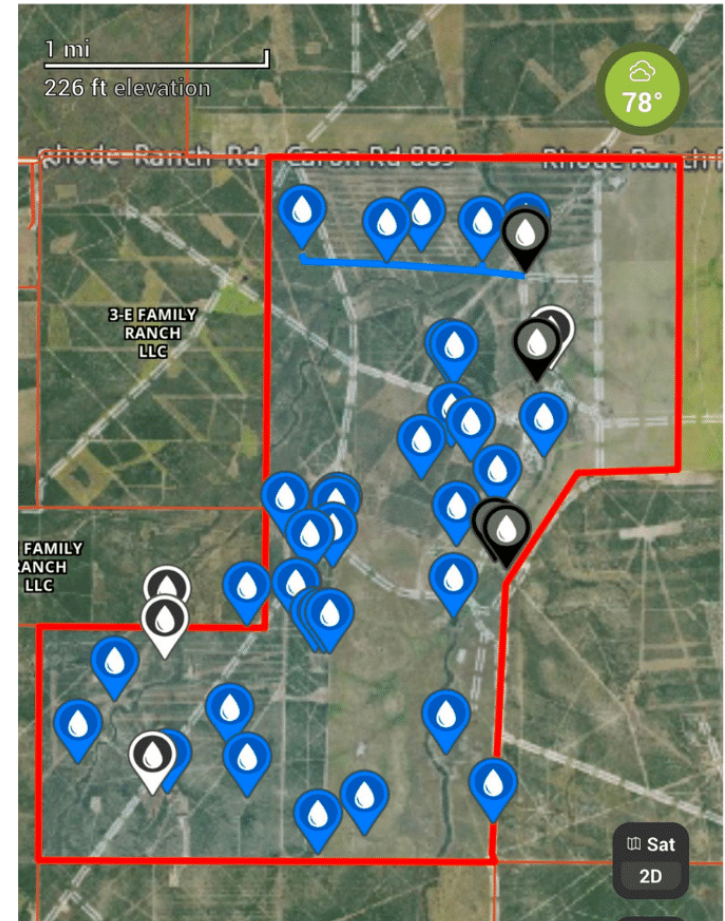
The local Indian population seems to have increased during the Archaic period (6000 B.C. to A.D. 1000), when many groups of hunter-gatherers spent part or all of their time in the area. During this period the inhabitants subsisted mostly on game, wild fruits, seeds, and roots. Tools were carved from wood and stone by these early inhabitants, who also wove baskets and rabbit skin clothing. The hunting and gathering way of life persisted into the Late Prehistoric period (A.D. 1000 to the arrival of the Spanish), though during this time Indians in the area learned to make pottery and hunted with bows and arrows.



Many of the natives of South Texas traveled to the area that is now McMullen County to eat and gather prickly pear during the tuna season. By 1725 the Coahuiltecan Indians, native to the area of McMullen County, were squeezed out by Lipan Apaches and other Indian tribes, who were migrating into the area, and by the Spanish, who were moving up from the south. Some of the Coahuiltecan from the area that is now McMullen County might have been taken by the Spanish to missions at San Juan Bautista in Coahuila.

McMullen County was named for John McMullen, the “Irish empresario.” Prior to settlement in the nineteenth century the landscape of the area was different in appearance than it is today. Grasslands punctuated by clumps of mesquite and oak trees supported several varieties of wildlife, including deer, turkeys, coyotes, wild horses, and panthers. In a few areas, small springs and seeps fed pools and waterholes that harbored beavers, alligators, fish, crawfish, and mussels. The springs and seeps also helped to keep streams like San Miguel Creek flowing all year round, and thus helped to perpetuate occasional stands of large oaks. Artifacts dating from the Paleo-Indian period (9200 B.C. to 6000 B.C) demonstrate that humans have lived in the area of McMullen County for perhaps 11,000 years. -The Texas Online Handbook

WATER FEATURES & DISTRIBUTION



One of the most important features a South Texas ranch needs in order to be elite is great water capability. This region of Texas is renowned for its summer heat and The Rhode Ranch is equipped to deal with it! Boasting 5 good water wells that are located throughout the ranch and miles of buried water lines to over 25 water stations and troughs, the animals do not travel far for a drink. In addition to all of the concrete water troughs and above ground "Pilas", there are 5 good sized stock ponds and lakes. The lake near the hunting lodge is stocked with bass and catfish for additional recreational activities.

Hill Creek and its tributaries traverse through the ranch for miles, several areas along these creeks and drainages hold water for extended periods of time.

As delineated on this map you can see dozens of water stations and troughs that are so important to growing big deer and raising healthy livestock. Water at the Rhode Ranch is in abundance!

The RHODE RANCH TERRAIN & VEGETATION



Approximately 65% of the ranch is in heavy native brush (granjeno, guajucan, blackbrush, guajillo, prickly pear, whitebrush, mesquite) while the remaining 35% is in semi-open areas and food plot fields. The terrain is rolling and offers substantial elevation change with scenic views.

Hill Creek along with several tributaries traverse through the ranch and provide very fertile soils. Senderos and roads are generously scattered over the ranch, some topped with caliche and some with native sandy loam. The interconnected road system throughout the ranch provides endless miles of wildlife viewing and access to all areas of the property.

IMPROVEMENTS

MAIN RANCH HOME

Having more than 10,000 square feet under roof and perched upon one of the prettiest hills in the county, the main ranch home is beautiful and accommodating. This home has been recently remodeled and updated with a beautiful master suite, indoor swimming pool, guest suite, 6 bedrooms and 5 bathrooms, large wood burning fireplace, vaulted ceilings and a beautiful kitchen.



The
RHODE RANCH
MAIN RANCH HOME



HUNTING LODGE & GAME ROOM



The RHODE RANCH HUNTING LODGE & GAME ROOM



IMPROVEMENTS

BARNS & LIVESTOCK FACILITIES



The
RHODE RANCH
IMPROVEMENTS
CABINS, GUEST HOMES



ADDITIONAL RANCH FEATURES



- Hunting Lodge and Game Room – Over 5,000 square feet
- Guest Home and 4 Cabins
- Foreman and Guide's Homes
- Big Barn (40' x 165') and Game Cleaning Facility
- Horse Barn (30' x 85')
- Implement Barn (40' x 80')
- Deer Facility and sheds
- Over 21 water troughs
- 5 stock tanks and lakes
- Miles of caliche roads
- 20+ Executive hunting blinds and corn feeders
- 30+ protein feeders



EQUIPMENT, LIVESTOCK & VEHICLES

There will be an extensive amount of equipment, vehicles, furnishings, and livestock that will convey with the property. All ranch vehicles (at least 4 vehicles), many custom hunting blinds, protein and corn feeders, Bulk Feed trailers, overhead storage bins, and all of the furnishings in the accommodations (except for seller's personal effects and taxidermy) will transfer to the new owner.

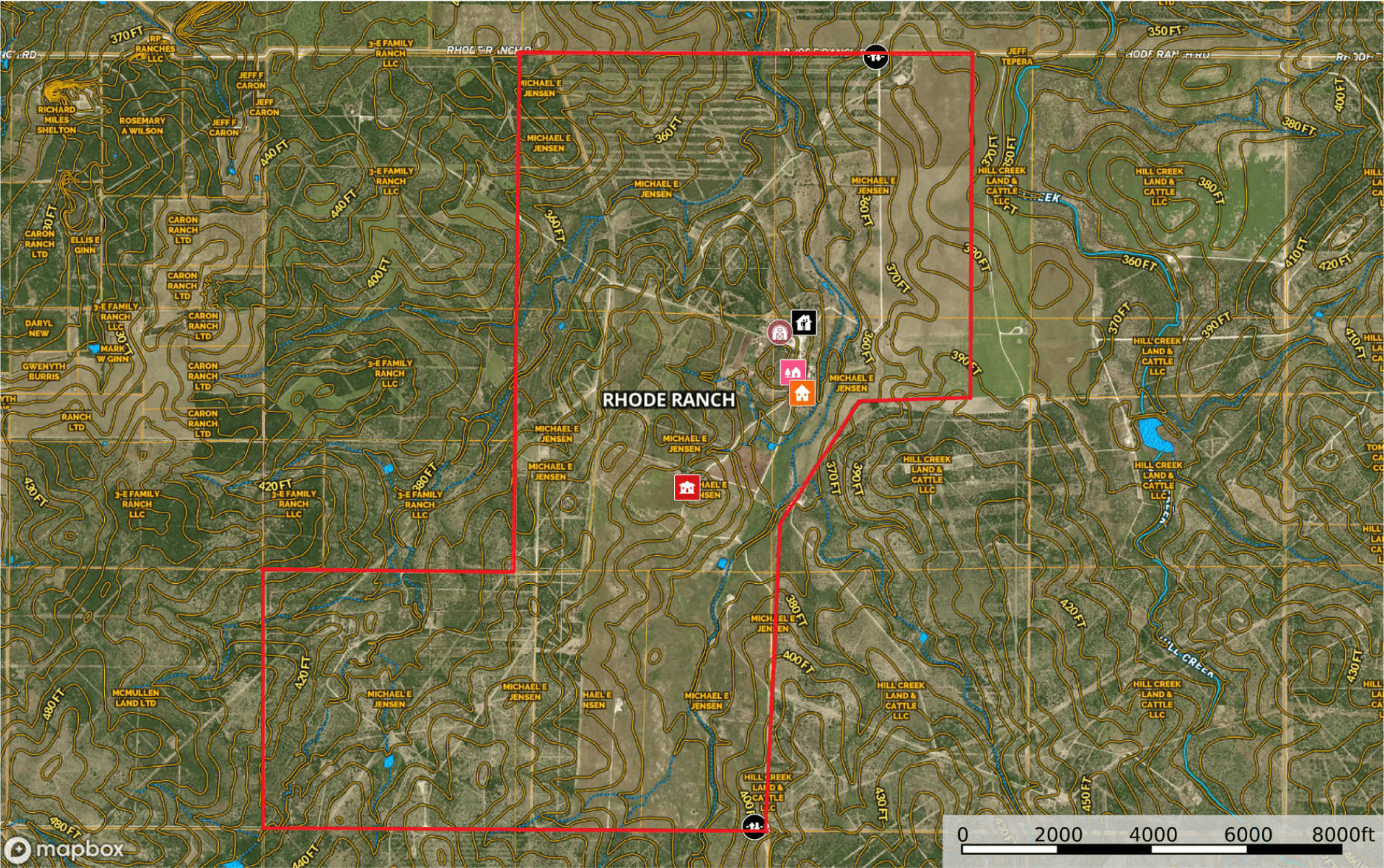
Multiple pieces of equipment such as (2) 100+ HP John Deere tractors with multiple implements, backhoe, disks, plows, batwing shredder, bulldozer, livestock and equipment trailer, etc., are conveying as well.

The Rhode Ranch currently has an ample amount of beef cattle and American Bison on the premises. There will be at least 50 head of cattle and 30 head of Bison that will stay on the ranch and convey as part of the sale.

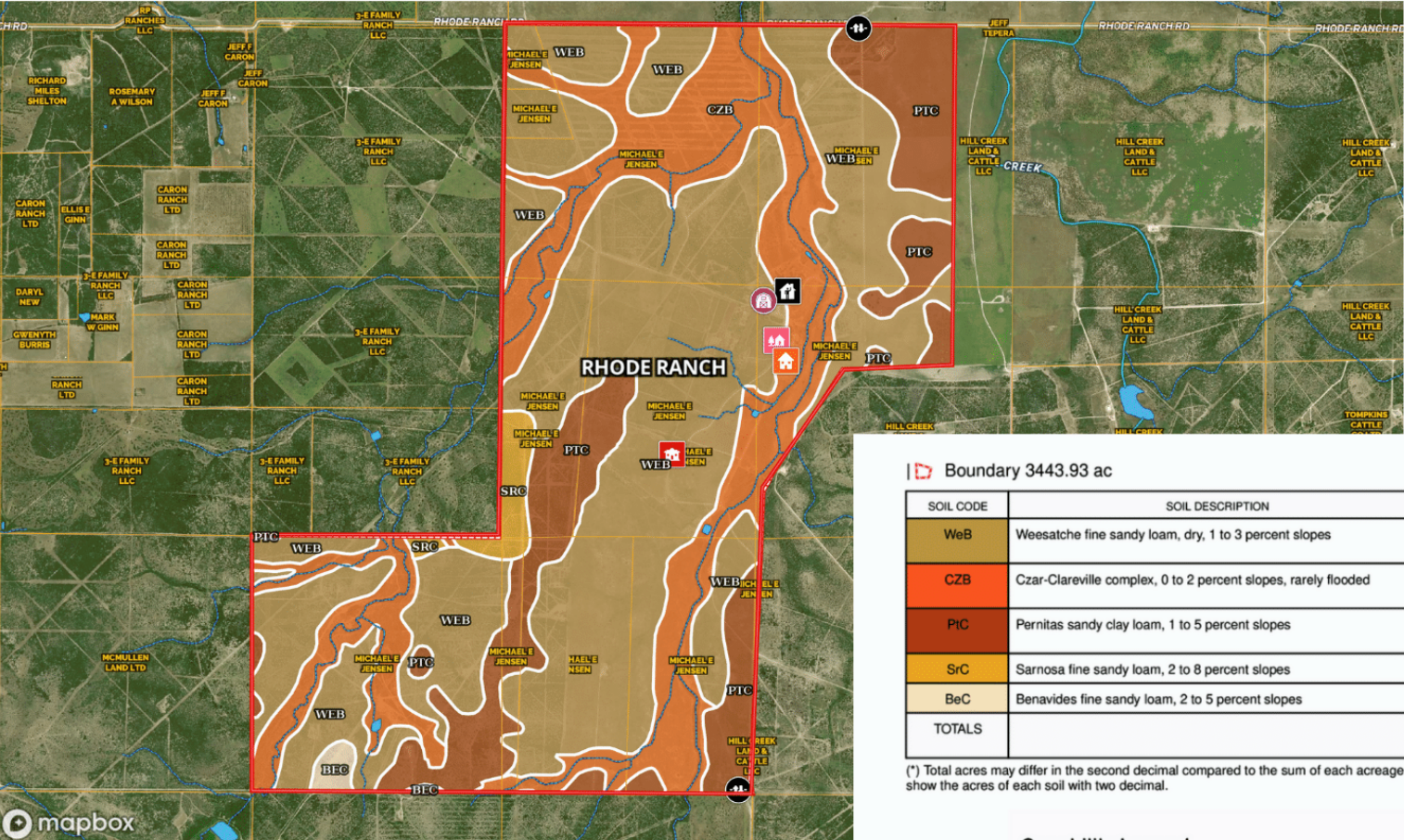
This property is truly "turnkey" and will provide the new owner everything needed to hit the ground running and operate the ranch fully on Day 1.

A complete inventory list will be provided to prospective buyers upon request. This list will periodically change due to ongoing ranching operations.





The
RHODE RANCH
MAPS- SOILS



Boundary 3443.93 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WeB	Weesatche fine sandy loam, dry, 1 to 3 percent slopes	1921.42	55.79	0	49	2e
CZB	Czar-Clareville complex, 0 to 2 percent slopes, rarely flooded	867.58	25.19	0	44	2e
PIC	Pernitas sandy clay loam, 1 to 5 percent slopes	574.81	16.69	0	49	3e
SrC	Sarnosa fine sandy loam, 2 to 8 percent slopes	59.41	1.73	0	38	4e
BeC	Benavides fine sandy loam, 2 to 5 percent slopes	20.71	0.6	0	41	3e
TOTALS		3443.89(*)	100%	-	47.5	2.21

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					

BIOLOGIST'S OVERVIEW/DEER FOUNDATION

BY DANIEL SENTER

Upon purchasing 4500 acres of the Rhode Ranch in January of 2007 we spared no expense in implementing one of the most strict and elite management programs in all of south Texas. This began with high fencing the entire perimeter of the property, building 5 dmp's (deer management pen), distributing over 30 concrete water stations as evenly as possible, along with 7 dirt ponds. We then set out protein feeders per roughly 175 acres. Considering the historic ranch and the native genetics that existed on the property for as long as anyone can remember, we decided to capture 75% of the does for the 1st 2 years of the dmp operation from the native deer herd, and supplementing the other 25% with superior genetics from breeder operations such as (Wheeler/Riser/Duggar), along with the bucks being no less than 7x7 main frames. We then removed native does from the ranch, and TTT (trap/tag/transport) does in from the Wheeler Ranch and Dos Rios Ranch. We also built a 40- pen breeding facility and operated it to help supplement our property for the next 16 yrs. We were able to develop one of the premier breeding facilities carrying as many as 600 breeder deer at times. The quality was unmatched, from 2011 – 2015 our 2yr old bucks averaged north of 230" in the breeding facility. We decided to stop "chasing inches" in 2015 and revert back to big/wide/tall typical bucks!!! For the past 8 yrs we have used blood lines such as The Judge/BL536/Venom/Sleeper/Stitches/Voodoo's Magic/High Jumper/Y200/and Outlaw. The foundation of this property is unreal, and will continue to produce giant whitetail for years to come.

Over the next 15 years, the ranch grew to 7000 acres and then regressed to its current size, the management mindset never changed. If a buck carried what we felt were inferior genetics (short brows/narrow/short g2's etc) regardless of score and was at least 3yrs of age, he was removed, in most cases we gave the bucks to age 4 before culling. The culling criteria changed over the years as well, getting much more strict and raising the bar as the typical 130" – 150" culls seem to be less and less. Last year we only shot 5 bucks that were over 4yrs old and under 150", as opposed to earlier years shooting as many as 40 bucks ranging from 110" – 140 class. DMP's have been operational from the beginning, over the years we have supplemented more deer to the pasture and dmp's via our breeding facility.

The property as is today consist of 5 DMP's, roughly 25 water stations, 20 protein stations and carries roughly a whitetail per 7 acres. To date we have harvested 6 bucks that have scored over 260" that were pasture born deer, the 2 largest being officially measured at 282 2/8" and 282 7/8"!! The upcoming 2022-23 class of bucks on the ranch will carry no less than 30 bucks scoring in excess of 200" The ranch also consist of a world class axis herd, many measuring in excess of 34", Gemsbok, Nilgai, Oryx, Wildebeest, Addax, and Blackbuck.



SUMMARY & TERMS OF SALE

Cash to seller. Seller will deliver Title Policy and current perimeter survey at closing at full price. Possession will be delivered on date of closing, unless otherwise agreed upon.

To obtain further information, price or an appointment to see ranch contact:

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TEXAS RANCH BROKERAGE



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The
RHODE RANCH
EQUIPMENT LIST
(AS OF 6/15/22)

Champion motor grader 710

JD 4440

JD 8100

CASE BACKHOE 650

CASE 650 DOZER

Drag box

Autos

Ford F250 2010

Ford F205 2012

Ford F 250 2007

Ford F 250 2010

Ford F 350 2012

Ford F 250 2007

Ford F 150

Jeep 1988

Welding trailer

Fuel trailer

Plow

Batwing mower

Seeder

2 -Overhead feed bins

1 -Big diesel tank

2 -Overhead fuel tanks

Water wagon

2 -Feed carts

2 -Cattle trailers

2 -Gooseneck trailers

1 -Kawasaki mule

2 -Zero turn lawn mowers

1 -JD riding lawn mower

1 -Air compressor

2 -Walk in coolers

2 -Ice machines

20+ Blinds and Feeder