



2884 +/- ACRES

NAWI RANCH

UNIQUE - IMPRESSIVE - PERFECTION - EXCLUSIVE - INCOMPARABLE

The second you enter directly onto the ranch from the Highway 16 frontage of almost 1.5 miles you notice the main gate which is unparalleled in design and grandeur. A quick drive through the 1,422 +/- acre initial pasture to the center of the ranch brings you to a camp that is not only breathtaking in design and stature, but also nestled on top of the largest loma in Jim Hogg county overlooking the additional 1,462 +/- acre pasture.



**NEEDLESS TO SAY, THE VISTAS AND FEELINGS
FROM ONE OF THE NUMEROUS PORCHES OR INTERIOR PICTURE WINDOWS WILL TAKE YOUR BREATH AWAY.**



STEP OUT OF THE MAIN LODGE AND STROLL PAST THE SUBSTANTIAL OUTDOOR BBQ AREA AND FIRE PIT WHERE MANY A COLD SEASONS NIGHT CAN BE SPENT TELLING TALES OF THE ONE THAT DID OR DIDN'T GET AWAY OVERLOOKING THE HOUSE POND AND WITH THE MOUNTAINS OF MEXICO TRAILING ON THE HORIZON.





THE MAIN LODGE OF 6000+/- SQUARE FEET FEATURES A TRUE LOG CABIN STRUCTURE WITH CANADIAN FIRS SOURCED DIRECTLY OUT OF CANADA ACCENTED WITH GORGEOUS FLAGSTONE.



FOUR FULL BEDROOMS ALONG WITH FOUR 4 FULL BATHS AND A HALF BATH ROUND OUT THE FACILITIES.
ONCE YOU EXPERIENCE THE MASTER BEDROOM, BATHROOM, AND CLOSET WHEREVER YOU CALL HOME MAY SEEM SOMEWHAT SUB-STANDARD.







A FEW MORE STEPS TAKES YOU TO THE BRAND NEW COMMON AREA 1,000 +/- SQUARE FOOT ENTERTAINING FACILITY WITH TOP OF THE LINE THEATRE FEATURING A 120' DROP DOWN SCREEN AND A COMMERCIAL KITCHEN/PREP AREA THAT WOULD BE THE ENVY OF ANY MICHELIN STAR CHEF IN THE WORLD.





THE CUSTOM METAL AND WOOD WORKING IS MAGNIFIED BY THE BREATHTAKING ONYX COUNTERTOPS.



YOUR NEXT STOP TAKES YOU TO THE 2,200 +/- SQUARE FOOT BUNK HOUSE, ALTHOUGH CALLING IT THAT MIGHT BE THE UNDERSTATEMENT OF THE CENTURY.

AS IF THAT WASN'T ENOUGH THERE ARE 4 PRIVATE CABINS FOR THOSE VIP FAMILY OR FRIENDS THAT YOU WANT TO FEEL THAT EXTRA LEVEL OF COMFORT WHILE AT THEIR HOME AWAY FROM HOME.



TWO BUNKROOMS EACH WITH THEIR OWN FULL BATH AND DOORS TO CLOSE OFF FROM THE LIVING AREA, FEATURE 4 QUEEN BEDS EACH. THE FULL KITCHEN, COZY LIVING AND DINING, ALONG WITH THE PRIVATE PORCH PROVIDE SUPPORTING FACILITIES THAT WILL LIVE UP TO THE MOST DISCERNING OF GUESTS.



SUPPORTING FACILITIES DO NOT DISAPPOINT EITHER. NESTLED IN TWO LOCATIONS OUT OF SIGHT BUT CLOSE ENOUGH TO WALK TO ARE TWO LOCATIONS. THE NEWEST OF THE TWO HOUSES TRACTOR BAYS, CLEANING STATION, RANCH HAND/GUIDE HOUSING, TACK ROOM, AND ADDITIONAL STORAGE. THIS FACILITY ENCOMPASSES 4,500 +/- SQUARE FEET.





THE SECONDARY EQUIPMENT STORAGE BARN JUST A BIT FURTHER DOWN THE HILL PROVIDES ANY MORE STORAGE YOU MIGHT NEED FOR ANY ADDITIONAL EQUIPMENT OR HUNTING ITEMS. ONCE ARRIVING AT THE SECONDARY STORAGE BARN YOU WILL SEE THE 68 TON CORN/PROTEIN BIN THAT IS MUST HAVE TO FILL THE 30 FEED SITES LOCATED THROUGHOUT THE RANCH. THERE IS ALSO AN ADDITIONAL MOBILE HOME LOCATED ON THIS SITE FOR ANY MORE SUPPORTING STAFF YOU MAY NEED TO HOUSE.



HABITAT IS PRISTINE AT THE NAWI RANCH. THIS RANCH IS THE BEST DUAL-PURPOSE PROPERTY ON THE MARKET. WHITETAIL DEER, BOBWHITE, AND BLUE QUAIL THRIVE ON THIS RANCH. THERE ARE VERY CLEARLY MULTIPLE HABITAT ZONES. THE FRONT 1,422 ACRE PASTURE IS MADE UP OF ROLLING LOMAS WITH ROCKY GRAVEL OUT CROPS ON ABOUT HALF OF THIS PASTURE.



A photograph of a buck with large antlers running through a brushy landscape. The buck is in the center-left of the frame, running towards the right. The landscape is filled with various green and grey shrubs and grasses. The ground is reddish-brown dirt. The entire image is framed by a thin orange border.

ONE HIGHLIGHT OF THIS FRONT PASTURE IS THE GORGEOUS NATURAL ANACAHUITA (MEXICAN OLIVE) GROVE LOCATED ON THE NORTH EAST QUADRANT OF THE FRONT PASTURE. THIS ENTIRE PASTURE IS TEAMING WITH TONS OF NATIVE HIGH PROTEIN FORAGE SUCH AS GUAJILLO, GRANJENO, AND KIDNEY WOOD



SOUTH OF THE FRONT PASTURE IS A 1,462 +/- ACRE PASTURE COMPRISED OF ALMOST ENTIRELY BRENNAN AND COMITAS FINE SANDS LENDING ITSELF TO ONE OF THE PREMIER QUAIL HABITAT PASTURES YOU HAVE EVER SEEN. PAIR THIS HABITAT WITH THE STRIPED MANICURED BRUSH AND YOU HAVE PRIME QUAIL HUNTING MIXED WITH GREAT WHITETAIL HABITAT ALL IN ONE.

THE REAR PASTURE ALSO HAS PLENTY OF MATURE BRUSH AREAS WITH NATIVE FORAGE TO SUPPORT A HEALTHY WHITETAIL POPULATION. THIS PASTURE HAS A 2 LARGE EARTHEN PONDS, AS WELL AS THE CONCRETE TANKS. LOCATED NEAR CAMP IS THE CLEARED EARTHEN TANK DESIGNED FOR THOSE EARLY SEASON DOVE HUNTS AND/OR WARMING UP YOUR SHOTGUN SKILLS FOR THE SEASON.



A large herd of whitetail deer is gathered in a desert landscape. In the foreground, several deer are looking towards the camera. The background is filled with saguaro cacti and dry brush. An inset image in the top right corner shows a single deer standing on a dirt path in a similar environment.

WATER IS PROVIDED THROUGH 4 WELLS AND DISTRIBUTED THROUGHOUT THE RANCH TO 6 CONCRETE EARTHEN TANKS, 5 EARTHEN TANKS, AND 8 QUAIL WATER STATIONS. THE MAIN LODGE AND IMPROVEMENTS RUN OFF AN INDEPENDENT WELL AND FUNCTION OFF SOFTENED WATER WITH POINT OF USE RO SYSTEMS.

WHITETAIL GENETICS HAVE BEEN UPGRADED TO EQUAL THE QUALITY OF THE AMMENITES WITH OVER 95 BUCKS ADDED AND 90 BRED DOES OVER A 2 YEAR PERIOD. ALL OF THESE CAME FROM PURE SOUTH TEXAS GENETICS TO KEEP THE HERD PURE WITH NO RED NORTHERN GENETICS INTRODUCED. THE LAS BIOLOGIST HELICOPTER COUNTED PROVED A 2.5/1 DOE TO BUCK RATIO AND 1:10 DEER PER ACRE. THE TYPICAL MATURE DEER WILL SCORE OVER 170.





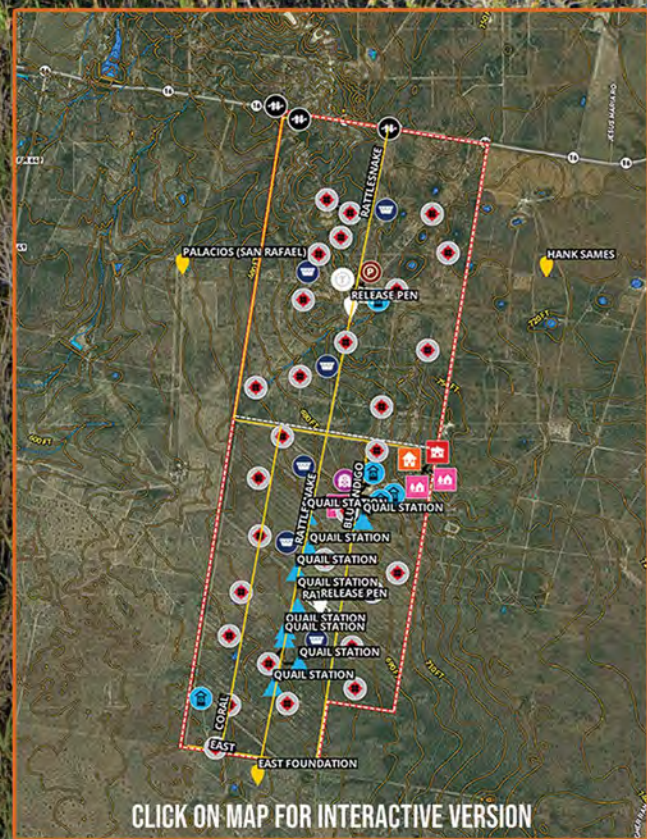












AFTER ALL THE DETAIL AND DESCRIPTION THERE IS NO SUBSTITUTE FOR ACTUALLY EXPERIENCING THE NAWI RANCH IN PERSON. THE PROPERTY WILL CAPTIVATE AND ENCHANT YOUR SENSES. THE ONLY DOWNSIDE TO THIS RANCH IS SAYING GOODBYE.





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