

ARA RINCON RANCH

1378 ACRES - STARR COUNTY, TX

A PREMIER TURNKEY SOUTH TEXAS HUNTING & RANCHING OPERATION



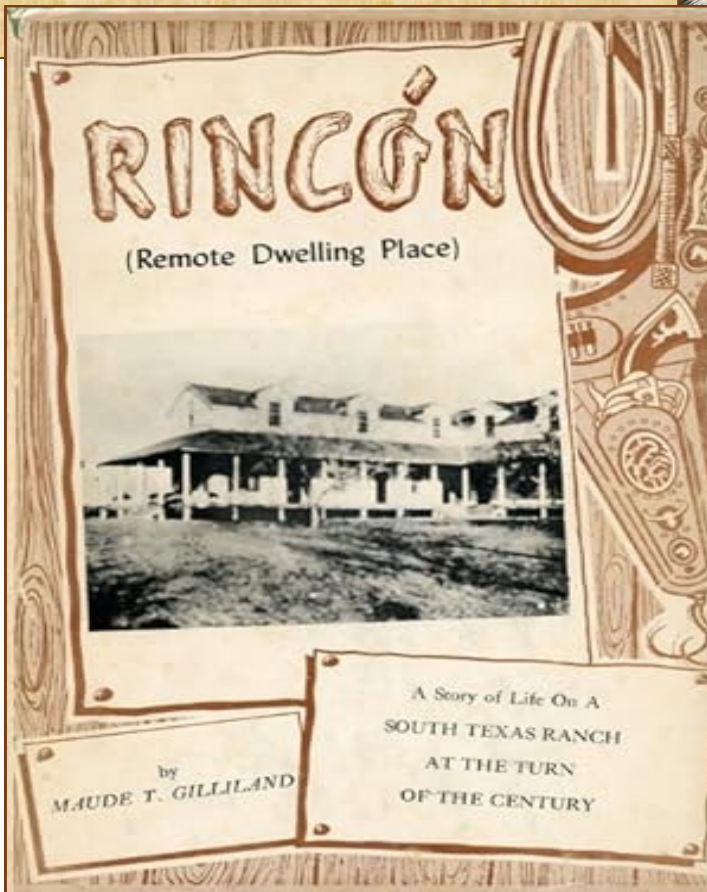
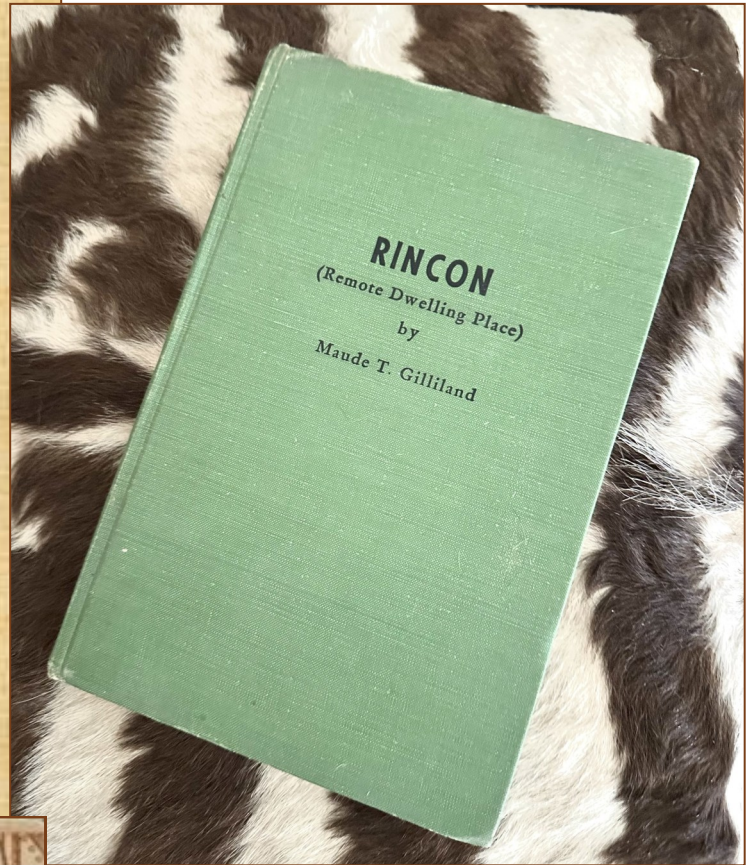
THE ARA RINCON RANCH, IS A TOTAL OF 1,378-ACRE RANCH DESIGNED FOR TROPHY WHITETAIL DEER, EXOTIC GAME, AND CATTLE OPERATIONS. THE PROPERTY IS DIVIDED BY A HIGH FENCE WITH THE EAST SIDE BEING 647.10 ACRES (COMPLETELY FENCED) AND THE WEST SIDE BEING 731.51 ACRES LOW FENCED TO LARGE NEIGHBORS. THE RANCH HAS GREAT INFRASTRUCTURE, GOOD WATER SOURCES, AND PREMIUM EQUIPMENT, THIS TURNKEY PROPERTY IS AN EXCEPTIONAL OPPORTUNITY FOR RANCHERS, HUNTERS, AND INVESTORS.

LOCATED APPROXIMATELY 14 MILES WEST OF MCCOOK, TEXAS ON FM 490. THE RANCH IS 29+- MILES FROM NORTHWEST McALLEN, TEXAS IN FAR EASTERN STARR COUNTY. THE AREA IS CONSIDERED SOME OF THE BEST HUNTING AND RANCHING OPPORTUNITIES AVAILABLE, AND ONLY MINUTES TO THE RIO GRANDE VALLEY.

HISTORY

SITUATED IN THE HEART OF STARR COUNTY, ARA RINCON RANCH IS A HERITAGE PROPERTY THAT BLENDS RICH SOUTH TEXAS HISTORY WITH MODERN-DAY RANCHING FUNCTIONALITY.

DATING BACK TO THE ORIGINAL SPANISH LAND GRANTS, AND ONCE OWNED BY LLOYD BENTSEN SR. FAMILY, THE RANCH EMBODIES THE ENDURING LEGACY OF THE SOUTH TEXAS RANCHING CULTURE WHERE GENERATIONS OF RANCHERS HAVE WORKED THE LAND WITH PRIDE AND TRADITIONS. . THE RANCH WAS NOTABLY CHRONICLED IN MAUDE T. GILLILAND'S 1964 BOOK, RINCON (REMOTE DWELLING PLACE), WHICH OFFERS A VIVID PORTRAYAL OF LIFE ON A SOUTH TEXAS RANCH AT THE TURN OF THE 20TH CENTURY .



IN THE EARLY 1900s, THE RANCH WAS ACQUIRED BY LLOYD MILLARD BENTSEN SR. FAMILY A PROMINENT FIGURE IN THE RIO GRANDE VALLEY'S DEVELOPMENT. BENTSEN SR. WAS INSTRUMENTAL IN THE REGION'S AGRICULTURAL AND ECONOMIC GROWTH, WITH INTERESTS SPANNING RANCHING, OIL, AND BANKING . HIS STEWARDSHIP OF THE RANCH CONTRIBUTED TO ITS PROMINENCE IN SOUTH TEXAS'S RANCHING HERITAGE.



THE PROPERTY IS THOUGHTFULLY CROSS-FENCED, CREATING AN IDEAL SETUP FOR ROTATIONAL GRAZING AND EFFICIENT LIVESTOCK MANAGEMENT. WELL-MAINTAINED WORKING PENS STAND READY TO SUPPORT A SEAMLESS CATTLE OPERATION, MAKING THIS RANCH A TRUE TURNKEY OPPORTUNITY FOR SERIOUS CATTLEMEN.



FENCING

THE 1,378-ACRE PROPERTY, COMPRISING 647 ACRES OF HIGH-FENCED LAND AND 731 ACRES OF PREDOMINANTLY LOW-FENCED AREAS ADJOINING LARGE LANDHOLDINGS, PRESENTS A ROBUST SETUP FOR EFFICIENT CATTLE GRAZING AND WILDLIFE MANAGEMENT. THE INCLUSION OF FOUR FOOD PLOTS WITH REVERSIBLE FENCING AND THE CURRENT CULTIVATION OF BUFFEL GRASS FURTHER ENHANCE ITS SUITABILITY FOR LIVESTOCK PRODUCTION.

REVERSIBLE FENCING IS A STRATEGIC TOOL IN ROTATIONAL GRAZING SYSTEMS. IT ALLOWS FOR THE FLEXIBLE OPENING OF PASTURES INTO PADDOCKS, ENABLING CONTROLLED GRAZING PATTERNS THAT CAN BE ADJUSTED BASED ON HERD SIZE, FORAGE AVAILABILITY, AND SEASONAL CONDITIONS. THIS ADAPTABILITY HELPS IN PREVENTING OVERGRAZING, PROMOTING PASTURE RECOVERY, AND OPTIMIZING FORAGE UTILIZATION. THIS CAN BE EFFECTIVELY USED FOR BOTH LIVESTOCK AND WILDLIFE.





FEEDERS

12 - LEHMAN 350#
CORN FEEDERS

11 - OUTBACK 2,000#
PROTEIN FEEDERS

8 - LEHMAN 350# DEER
FEEDERS

HUNTING & WILDLIFE FEATURES

RANCH OFFERS EXCEPTIONAL HUNTING OPPORTUNITIES WITH BOTH LOW-FENCED AND HIGH-FENCED AREAS WITH LARGE MANAGEMENT MINDED NEIGHBORS. THE PROPERTY IS IDEAL FOR PURSUING WHITETAIL DEER, DOVE, HOGS, AND TURKEY.

4 HIGH-FENCED (REVERSIBLE FENCING) FOOD PLOT/GRAZING AREAS (4-20 ACRES EACH)

DEER BLINDS

4 - FIBERGLASS 5X8 BLINDS ON 15-FT STANDS

3 - FIBERGLASS 4X6 BLINDS ON 6-FT STANDS

3 - FIBERGLASS 4X6 BLINDS WITH STANDARD STANDS

2 - FIBERGLASS 4X4 BLINDS WITH STANDARD STANDS

1 - 5X5 WOODEN BLIND ON A 5-FT STAND

13 TOTAL BLINDS

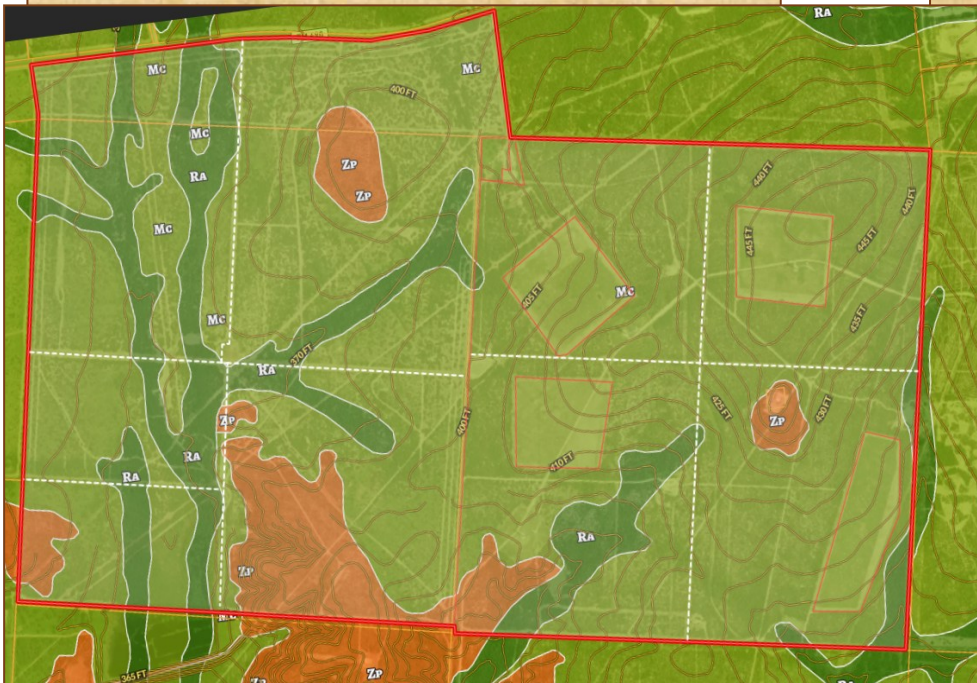


SOILS

BENEATH ITS RUGGED CHARM LIES A PRODUCTIVE FOUNDATION - McALLEN FINE SANDY LOAMS DOMINATE THE RANCH, OFFERING HIGH FERTILITY AND EXCELLENT FORAGE PRODUCTION FOR GRAZING LIVESTOCK AND WILDLIFE. COMPLEMENTING THESE PRIME SOILS ARE THE ZAPATA GRAVELY RIDGES, KNOWN FOR THEIR DIVERSE BRUSH SPECIES AND STRONG HABITAT FOR NATIVE WILDLIFE. RAMADERO DRAWS TRAVERSE THE PROPERTY, ENHANCING ITS ABILITY TO HOLD MOISTURE AND SUPPORT BOTH PLANT LIFE AND GAME THROUGHOUT THE SEASONS.



THE PROMINENT GRASS ON THE RANCH IS BUFFEL GRASS (*CENCRUS CILIARIS*) IS A DROUGHT-RESISTANT, WARM-SEASON PERENNIAL GRASS KNOWN FOR ITS HIGH PALATABILITY AND NUTRITIONAL VALUE, MAKING IT AN EXCELLENT FORAGE OPTION FOR CATTLE. ITS DEEP ROOT SYSTEM NOT ONLY AIDS IN SOIL STABILIZATION BUT ALSO ENSURES RAPID REGROWTH AFTER GRAZING OR FIRE EVENTS. THESE CHARACTERISTICS CONTRIBUTE TO SUSTAINED LIVESTOCK PRODUCTIVITY, ESPECIALLY IN ARID AND SEMI-ARID REGIONS.



THE BLEND OF TOPOGRAPHY AND SOIL TYPES MAKES THIS RANCH NOT ONLY HIGHLY FUNCTIONAL FOR LIVESTOCK BUT ALSO RICH IN ECOLOGICAL DIVERSITY.

WATER RESOURCES

THE PROPERTY BOASTS FOUR WATER WELLS, RANGING FROM 420 TO 550 FEET IN DEPTH. THREE OF THESE ARE POWERED BY ELECTRICAL SUBMERSIBLE PUMPS, WHILE ONE UTILIZES SOLAR PANELS, ENSURING A SUSTAINABLE AND RELIABLE WATER SUPPLY. ADDITIONALLY, MULTIPLE STRATEGICALLY SPACED PONDS & TROUGHS ACROSS THE RANCH PROVIDE ADEQUATE WATER AVAILABILITY FOR LIVESTOCK AND WILDLIFE.



Rio Ranch Sales

WIND TURBINES

3 WIND TURBINES ARE LOCATED ON THE EASTERN PART OF THE RANCH. THE WIND FARM LEASE WAS A 30 YEAR LEASE WITH ROYALTY PER TURBINE FOR THE 2 MEGAWATT (WIND RIGHTS CONVEY WITH PROPERTY)

THE LEASE ALLOWS GRANTEE ACCESS ON THE DESIGNATED ROUTE AND ALL GATES ARE TO BE CLOSED IMMEDIATELY AFTER USE. SHOULD ANY LIVESTOCK ESCAPE AS A RESULT OF GRANTEE'S OPERATIONS, THE GRANTEE SHALL PAY FOR ANY AND ALL LOSS OR INJURY TO CATTLE OR OTHER LIVESTOCK. GRANTEE MAY INSTALL A LOCK ON EACH PROPERTY ENTRANCE GATES AT GRANTEE'S EXPENSE.

ENERGY ROYALTY IS BASED ON:

- 5.5% of Gross Revenues (First 5 years)
- 6.5% of Gross Revenues (5th to 10th years)
- 6.5% of Gross Revenues (10th years to 15th years)
- 7.0% of Gross Revenues (15th years to 20th years)
- 7.5% of Gross Revenues (20th years to 25th years)
- 8.0% of Gross Revenues (25th years to 30th years)

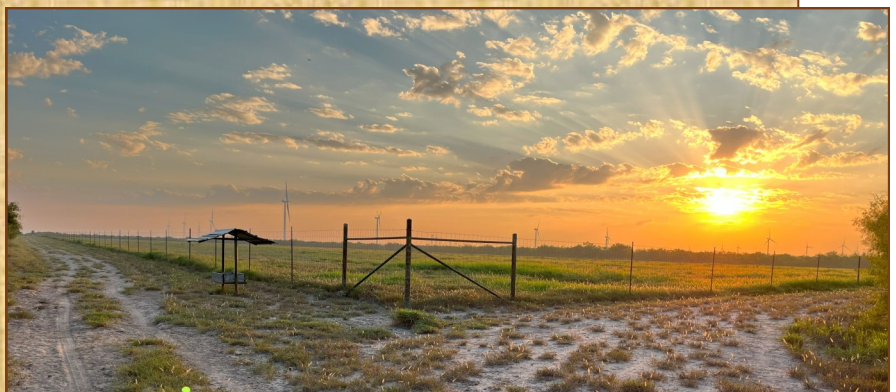


Beginning of the end of the first year following the date of commercial operation, and continuing annually thereafter, the minimum royalty will be calculated equal to the "greater" of

The dollar amount per Megawatt Capacity or the dollar amount per WTG installed on the premises based on the minimum dollar amount per year, as set forth below:

(Note: each turbine has 2 Megawatt Capacity)

- | | |
|---------------------|---|
| ➤ 1st to 5th year | \$4,500.00 per Megawatt Capacity (\$ 9,000.00 per turbine per year) |
| ➤ 5th to 10th year | \$5,000.00 per Megawatt Capacity (\$10,000.00 per turbine per year) |
| ➤ 10th to 15th year | \$5,500.00 per Megawatt Capacity (\$11,000.00 per turbine per year) |
| ➤ 15th to 20th year | \$6,000.00 per Megawatt Capacity (\$12,000.00 per turbine per year) |
| ➤ 20th to 30th year | \$6,500.00 per Megawatt Capacity (\$13,000.00 per turbine per year) |



MINERALS

THERE IS BELIEVED TO BE 625.75 ACRES DESIGNATED AS STATE MINERAL CLASSIFIED LAND. THIS ENTITLES THE SURFACE OWNER TO 1/2 OF ANY FUTURE LEASE PAYMENTS, DELAY RENTALS AND 1/2 OF THE LEASES PORTION OF FUTURE OIL & GAS LEASE ROYALTIES GRANTED PER THE RELINQUISHMENT ACT.

CURRENTLY THE LAND IS OPEN TO LEASE. THE CURRENT OWNER DOES NOT OWN THE REMAINING MINERALS AND THERE ARE CURRENTLY NO ACTIVE PRODUCING WELLS ON THE PROPERTY. THIS SALE INCLUDES ASSIGNMENT OF ALL RIGHTS OWNED BY SURFACE OWNER.



PROPERTY IMPROVEMENTS

- STUCCO HOME WITH 4 BEDROOMS, 2 BATHROOMS, METAL ROOF, AND A FIREPLACE
- LARGE CONNECTING CARPORT
- 24X36 METAL BUILDING WITH A WALK-IN COOLER, DEER CLEANING STATION AND STORAGE
- COVERED BBQ AREA, FIRE PIT WITH GRILL & SEATING
- LARGE 70X100 METAL BUILDING (BARN) ON CONCRETE SLAB (BUILT IN 2020)
- 20-FT STORAGE CONTAINER



EQUIPMENT & VEHICLES (CONVEYING WITH SALE)

FARM & RANCH EQUIPMENT:

2008 JOHN DEERE 7330 (125 HP CAB 4x4 TRACTOR) – 6,700 HOURS

JOHN DEERE 741 LOADER – BUCKET AND HAY SPEAR

20-FT JOHN DEERE CX20 SHREDDER

FRONTIER 14.5 TANDEM DISK

FRONTIER 13-FT GRAIN DRILL

HAMBY 21-FT CHISEL PLOW

WYLIE 500-GALLON TRAILER SPRAYER (60-FT BOOM)

WYLIE 1,000-GALLON NURSE TANK TRAILER

G&S 250-BUSHEL GRAVITY WAGON WITH HYDRAULIC UNLOADING AUGER (BULK CORN)

GRAY SPEED KING 1,200-LB. 5HP GAS SEED TENDER (BULK CORN)

NEW HOLLAND FORAGE WAGON (BULK COTTONSEED)

VEHICLES:

2013 RAM 2500 SINGLE CAB FLATBED 4x4 DIESEL

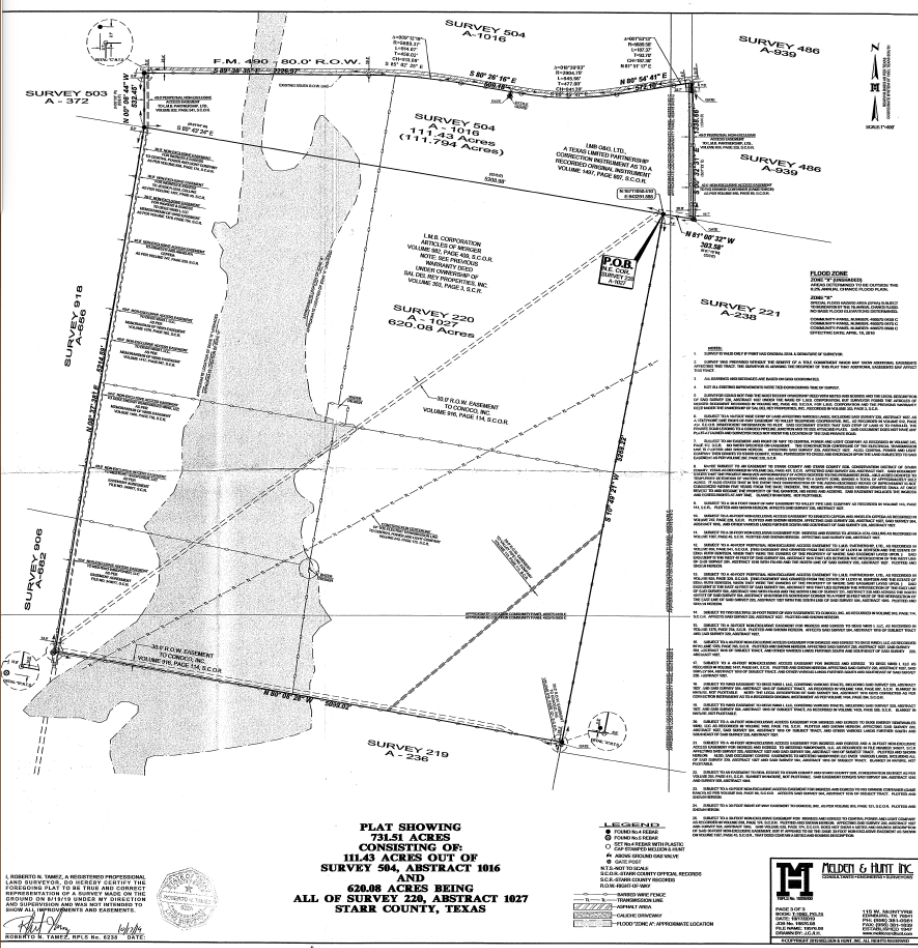
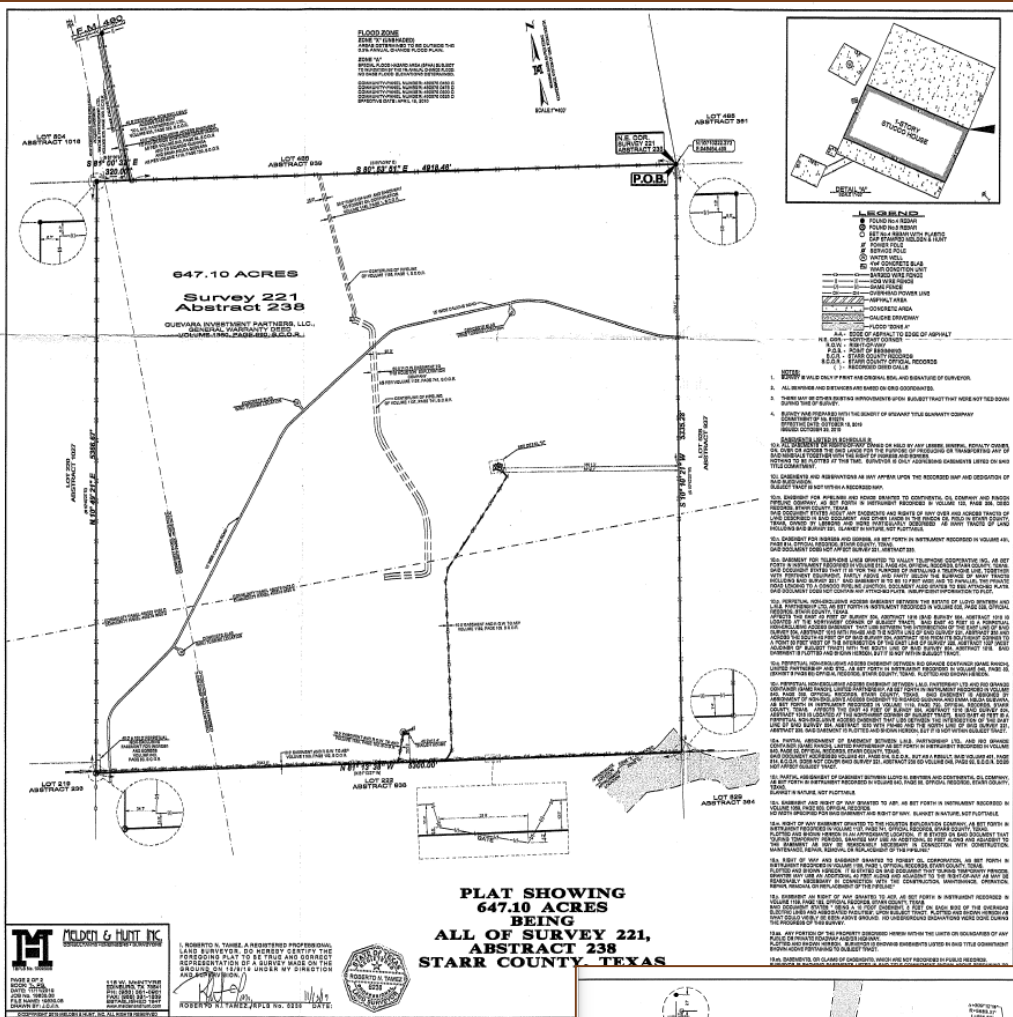
2022 MAHINDRA ROXOR DIESEL JEEP (GREEN WRAP)

MISCELLANEOUS RANCH ITEMS TO CONVEY:

- 225+/- 4'x5.5' HAY BALES
(COASTAL, BUFFELGRASS,
HAYGRAZER)
- 8 POLY HAY RINGS
- 6 PURINA MOLASSES LICK
WHEELS
- KBH 1,000-GALLON
WHITE NURSE TRAILER WITH
5HP MOTOR AND PUMP
(MOLASSES)
- 24 PALLETS OF CAMARGO
BRICK
- 500-GALLON DIESEL FUEL
TANK ON TRAILER
- BROWNING GUN SAFE &
ASSORTED FURNITURE

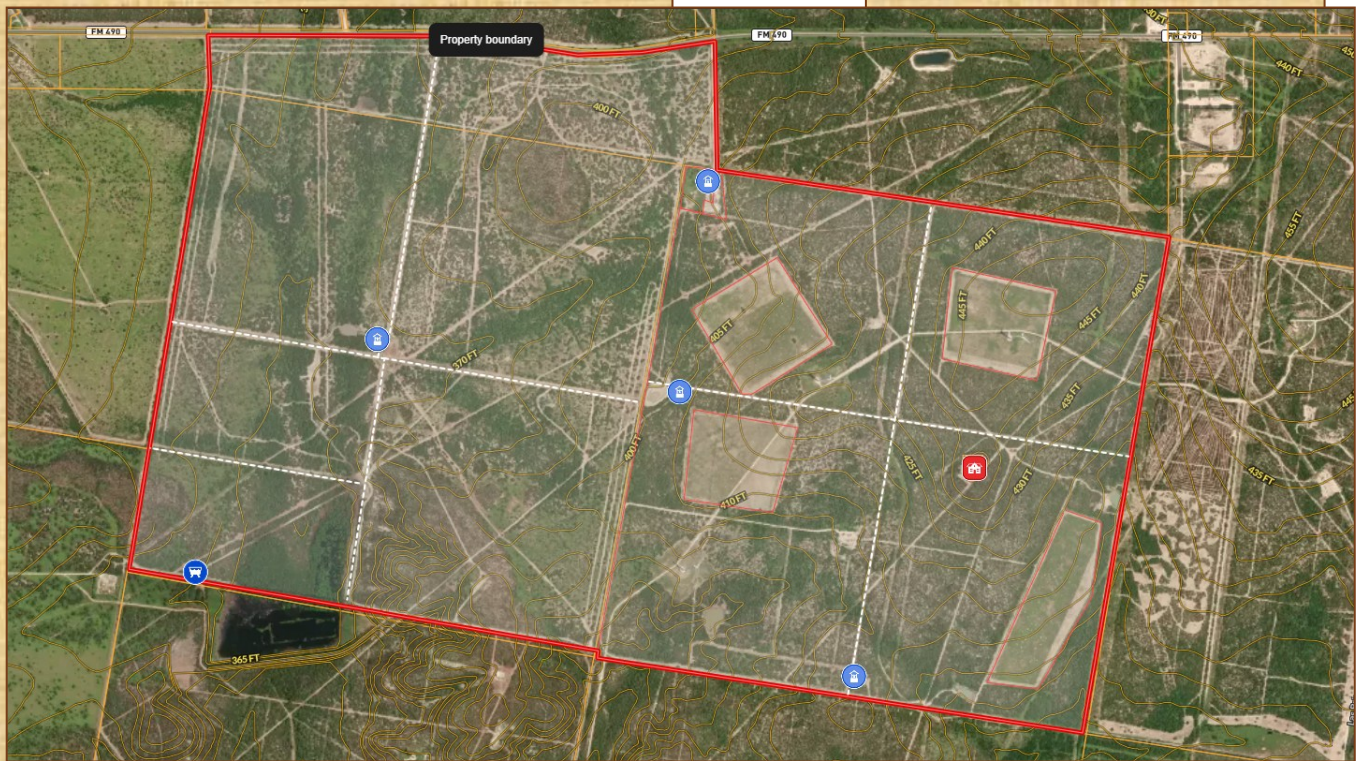


SURVEYS & MAPS



A RARE SOUTH TEXAS OPPORTUNITY

ARA RINCON RANCH OFFERS A UNIQUE OPPORTUNITY TO OWN BOTH LOW FENCE AND HIGH FENCED PROPERTIES WITH ANNUAL INCOME. THE RANCH HAS GREAT WHITETAIL GENETICS, TOP-TIER RANCHING INFRASTRUCTURE, AND PREMIUM EQUIPMENT—ALL INCLUDED IN THE SALE. WHETHER YOU'RE SEEKING A HUNTING OPERATION, CATTLE RANCH, RECREATIONAL RETREAT, OR INVESTMENT. THIS PROPERTY IS A MUST SEE.



This ranch is exclusively offered by Rio Ranch Sales Inc.

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