

930.43 ACRE EL BARROSO RANCH  
DIMMIT COUNTY

**LOCATION:** Approximately 7 miles south of Carrizo Springs, Texas with frontage on a county road, approximately 2 miles west of Highway 83, and about 1  $\frac{1}{2}$  miles east of Ranch Road 186.

**DESCRIPTION:** This is an irregularly shaped tract of native rangeland with level to gently rolling terrain located in central **Dimmit County, Texas**. The general flow of drainage is from the northwest to the southeast. Elevation ranges from a low of approximately 625' MSL along the creek bed near the center of the property to a high of approximately 650' MSL along the northern fence line. Soils on the ranch are of the Tonio-Pryor-Brystal and Brundage soil associations which consist of deep, nearly level to gently sloping and gently undulating, very slowly to moderately permeable loamy soils. There are several low lying drainage beds throughout the property with deeper, richer soils that provide a more diverse vegetation base. Most of the vegetation on the ranch is typical of that found in the South Texas Plains Ecological Area, including guayacan, granjeno, mesquite, prickly pear, tasajillo, cenizo, guajillo, blackbrush, and whitebrush.

**COMMENTS:** **The ranch is perimeter fenced in its entirety with 8 ft game proof net wire fencing.** The ranch is not cross fenced but does contain one irrigated food plot, fenced with 8 ft game proof net wire fencing. Domestic water is supplied by **two water wells**, one located near the house and one located near the southern boundary of the property. The well near the house is equipped with a 40 horsepower electrical submersible pump capable of pumping up to 400 gpm, a separate booster pump and a 2,500 gallon storage tank. The well near the southern boundary is equipped with a windmill pump. Surface water is provided by **four stock tanks** ranging from 5,000 to 10,000 cubic yards, all of which can be pumped to using the 40 hp pump

via a creekbed that traverses the property. The ranch has been under an intensive game management program for the past six years and received a TPWD Class III Management Permit. Management practices have included the strict culling of inferior bucks, a strict buck to doe ratio, and a supplemental feeding program that includes both protein pellets and whole cottonseed. This ranch has approximately 4,695 feet or .889 miles of frontage along a dirt county road.

**IMPROVEMENTS:**

A moderately improved ranch with an 1,800 sq. ft. double wide hunting cabin, skinning rack, deer storage cooler, and cleaning area, small storage closet, and a 2-bay steel framed carport.

**MINERALS:**

The current owner owns a small amount of the subsurface minerals which will be conveyed.

LISTED FOR SALE EXCLUSIVELY BY

GARDNER RANCH SALES, LLC

DERRY GARDNER

147 E. Mistletoe Avenue

San Antonio, Texas 78212

210-737-1321

210-288-4492 (mobile)

[www.gardnerappraisalgroup.com](http://www.gardnerappraisalgroup.com)

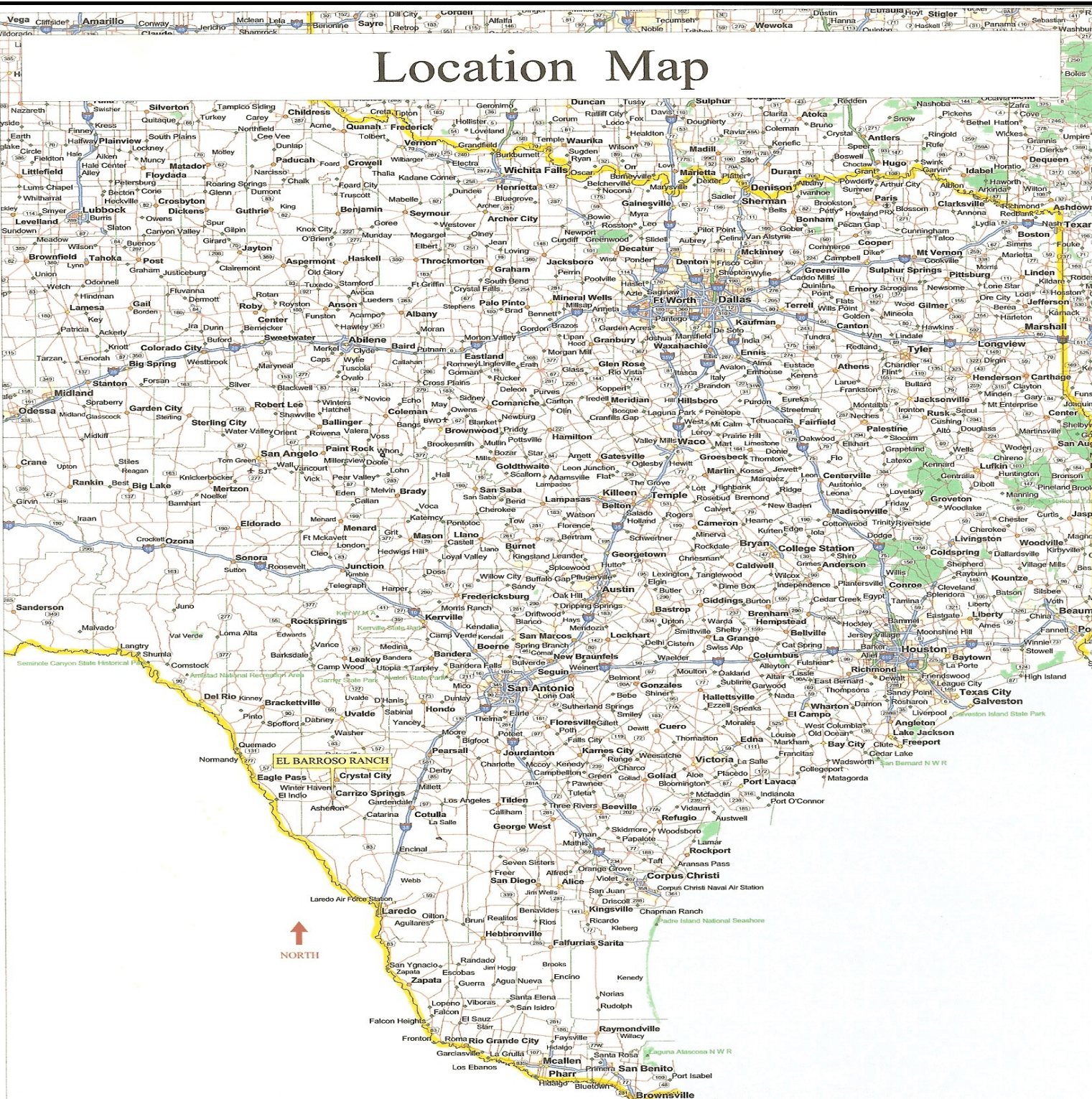
SALES PRICE

\$2,326,000.00 OR \$2,500.0 PER ACRE

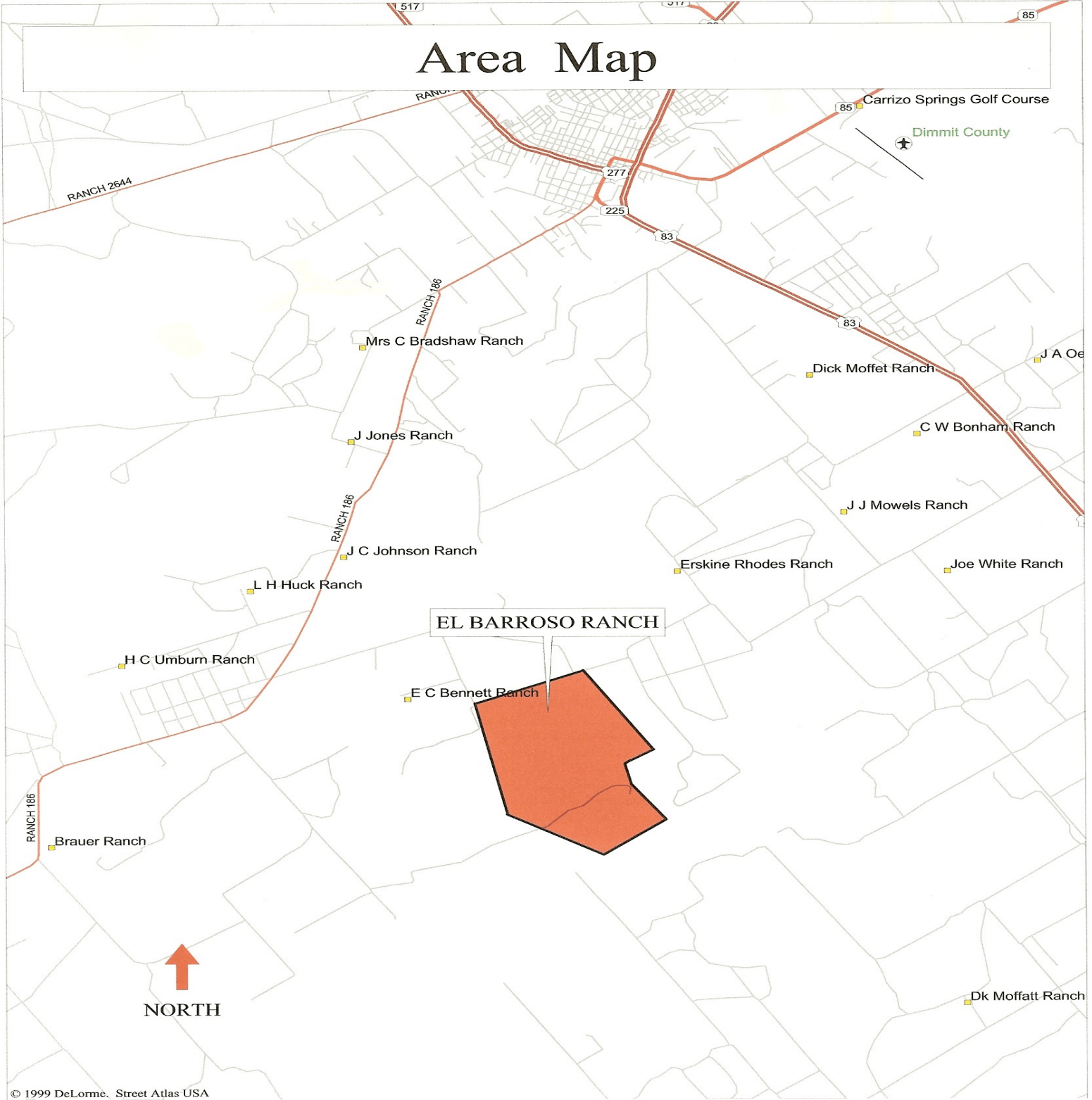
All photographs in this brochure were taken on the El Barrosa Ranch.

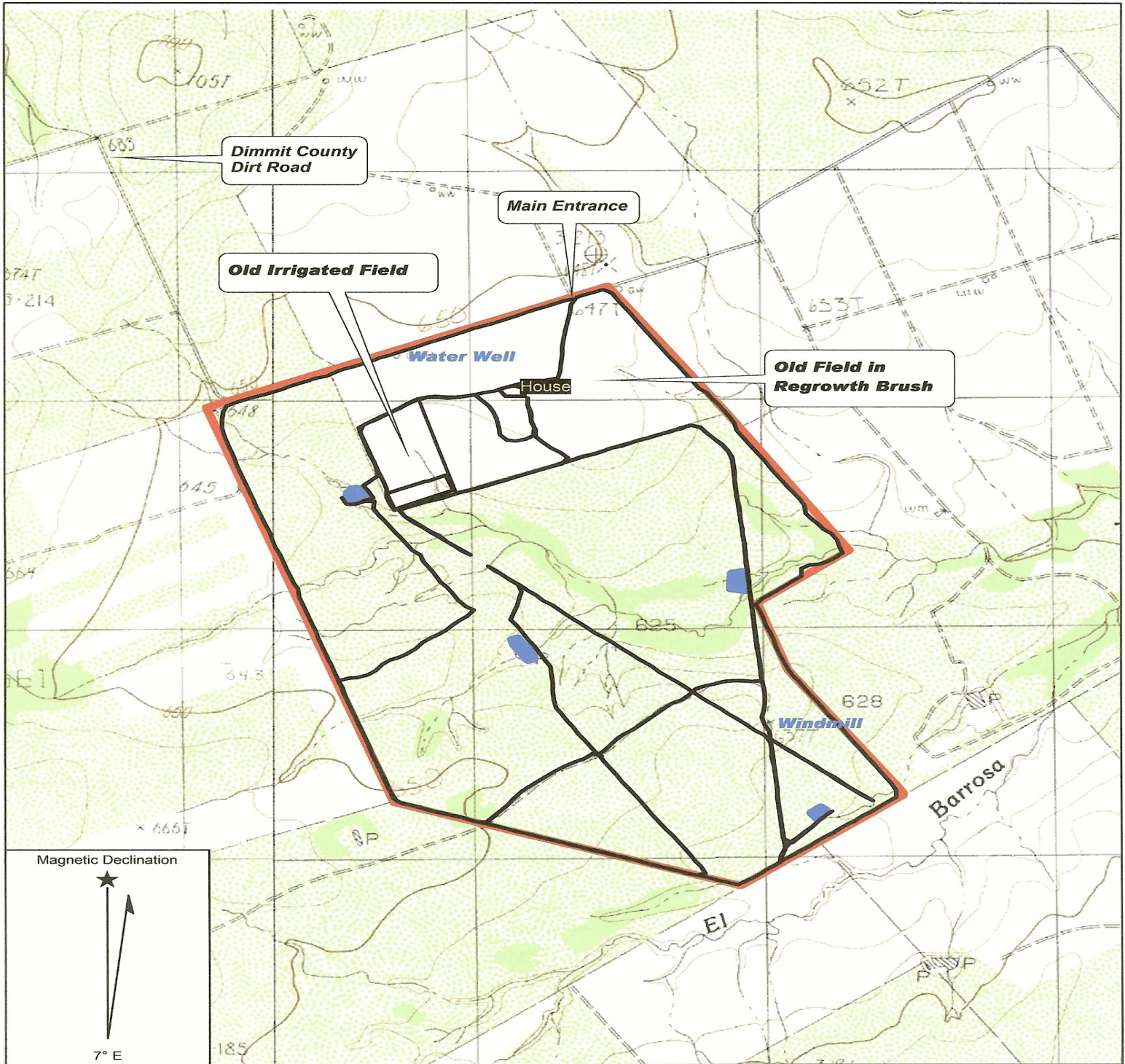
The information on this property is presented subject to errors, omissions, change of price or conditions, prior sale, or withdrawal without notice. Further, the information on this property is provided without any guarantee, warranty, or representation, express or implied.

# Location Map



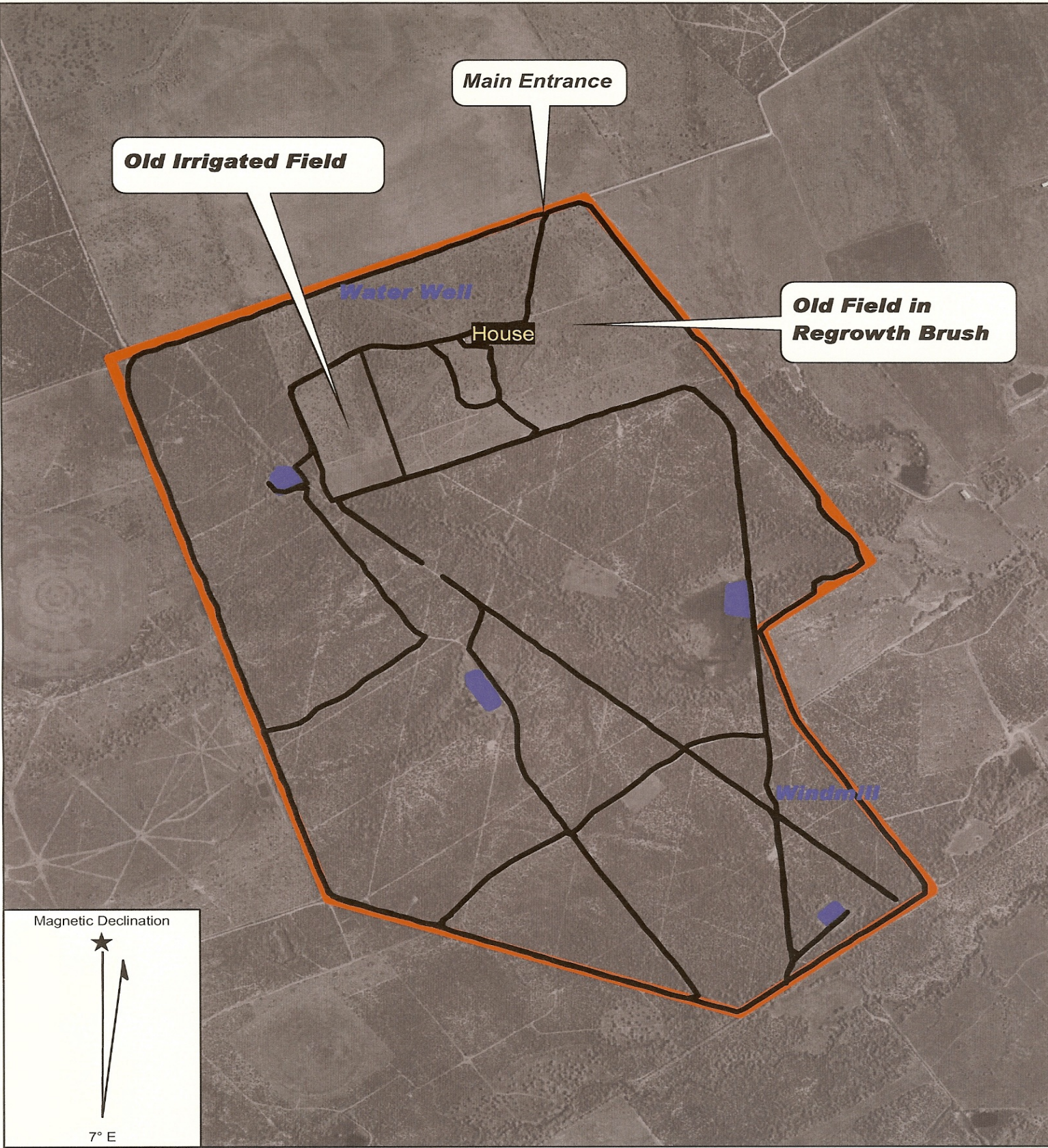
# Area Map





Name: ASHERTON  
 Date: 5/29/2008  
 Scale: 1 inch equals 1538 feet

Location: 028° 26' 34.92" N 099° 51' 53.38" W NAD27  
 Caption: Topographical Map - of the 930.43 acre El Barrosa Ranch



**Old Irrigated Field**

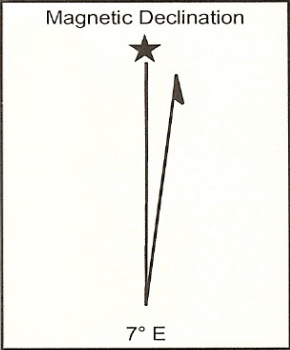
**Main Entrance**

*Water Well*

**Old Field in  
Regrowth Brush**

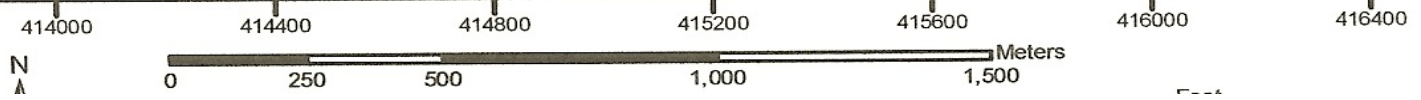
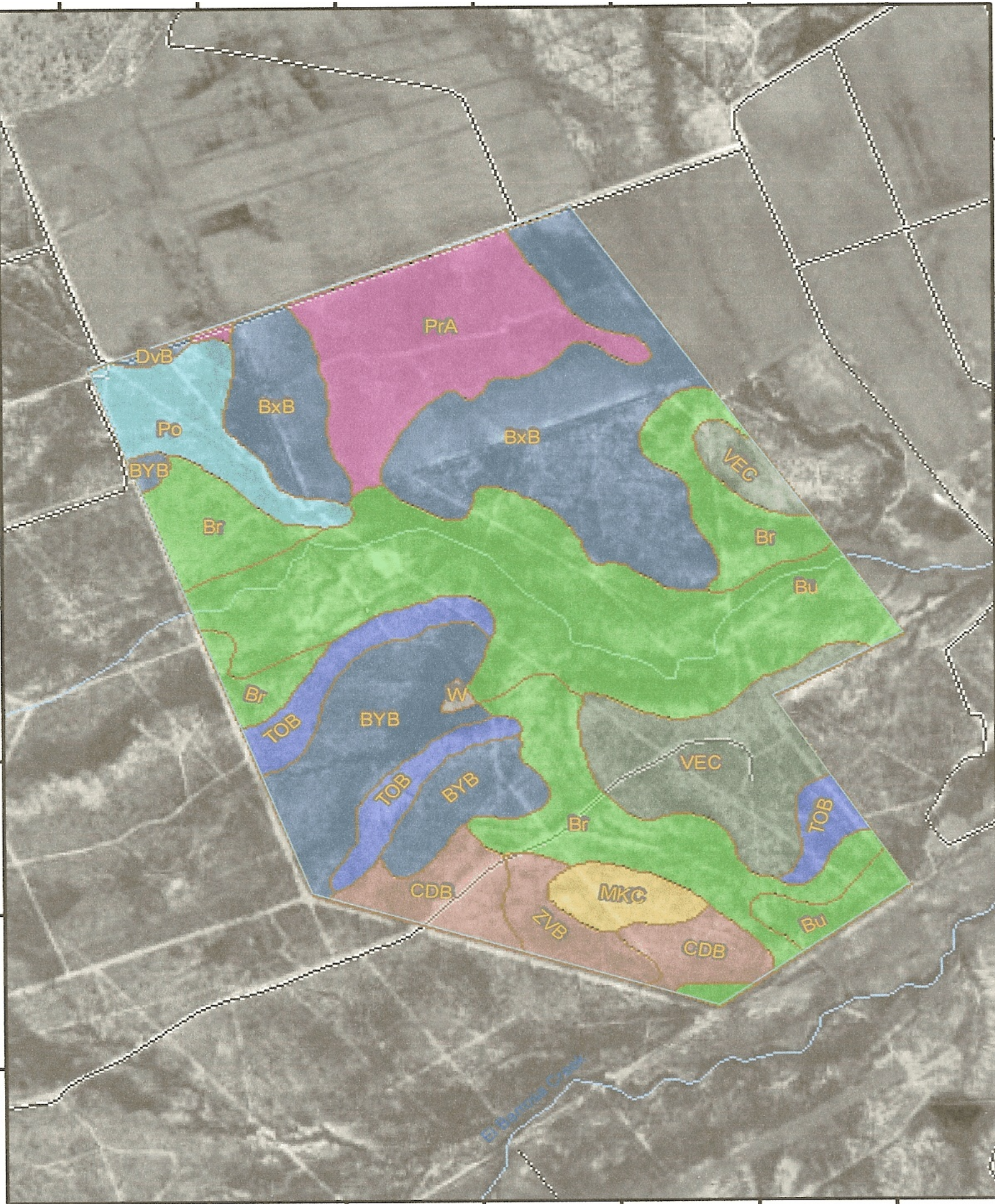
**House**

*Windmill*




Name: ASHERTON NW, TX  
Date: 5/12/2008  
Scale: 1 inch equals 1250 feet

Location: 028° 26' 30.67" N 099° 51' 53.85" W NAD27  
Caption: Aerial Map of the - 930.43 Acres El Barrosa Ranch -  
Approximately 7 miles South of Carrizo Springs, Texas



## MAP LEGEND







### Area of Interest (AOI)

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### Soils



 Soil Map Units

### Soil Ratings



-  CLAY LOAM PE 19-31
-  CLAYPAN PRAIRIE PE 19-31
-  Gray Sandy Loam 20-27" PZ
-  RAMADERO PE 19-31
-  ROLLING HARDLAND PE 19-31
-  SALINE CLAY LOAM PE 25-44
-  SANDY LOAM PE 19-31
-  SHALLOW SANDY LOAM PE 19-31
-  Not rated or not available

### Political Features

#### Municipalities

-  Cities
-  Urban Areas



### Water Features

-  Oceans
-  Streams and Canals

### Transportation

 Rails

### Roads

-  Interstate Highways
-  US Routes

 State Highways

 Local Roads

 Other Roads

## MAP INFORMATION

Original soil survey map sheets were prepared at publication scale. Viewing scale and printing scale, however, may vary from the original. Please rely on the bar scale on each map sheet for proper map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
Coordinate System: UTM Zone 14N

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dimmitt and Zavala Counties, Texas  
Survey Area Data: Version 7, Mar 14, 2008

Date(s) aerial images were photographed: 1/8/1995; 1/14/1995

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Ecological Site Name: NRCS Rangeland Site

Ecological Site Name: NRCS Rangeland Site— Summary by Map Unit — Dimmitt and Zavala Counties, Texas				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Br	Brundage fine sandy loam, occasionally flooded	CLAYPAN PRAIRIE PE 19-31	142.1	14.9%
Bu	Brundage fine sandy loam, frequently flooded	CLAYPAN PRAIRIE PE 19-31	201.9	21.2%
BxB	Brystal fine sandy loam, 1 to 3 percent slopes	SANDY LOAM PE 19-31	166.2	17.5%
BYB	Brystal fine sandy loam, gently undulating	SANDY LOAM PE 19-31	89.6	9.4%
CDB	Caid sandy clay loam, gently undulating	CLAY LOAM PE 19-31	44.4	4.7%
DvB	Duval fine sandy loam, 1 to 3 percent slopes	SANDY LOAM PE 19-31	2.1	0.2%
MKC	Maverick clay loam, gently undulating	ROLLING HARDLAND PE 19-31	17.4	1.8%
Po	Poteet fine sandy loam, frequently flooded	RAMADERO PE 19-31	40.8	4.3%
PrA	Pryor sandy clay loam, 0 to 1 percent slopes	SALINE CLAY LOAM PE 25-44	93.5	9.8%
TOB	Tonio fine sandy loam, gently undulating	Gray Sandy Loam 20-27" PZ	50.4	5.3%
VEC	Verick fine sandy loam, gently undulating	SHALLOW SANDY LOAM PE 19-31	81.7	8.6%
W	Water		1.6	0.2%
ZVB	Zavco sandy clay loam, gently undulating	CLAY LOAM PE 19-31	20.5	2.1%
Totals for Area of Interest (AOI)			952.1	100.0%



VIEW OF WATER WELL

VIEW OF TYPICAL RANCH ROAD





VIEW OF NATIVE VEGETATION

VIEW OF NATIVE VEGETATION





VIEW OF NATIVE VEGETATION

VIEW OF EARTHEN STOCK TANK





VIEW OF OLD WINDMILL WATER WELL

VIEW OF SENDERO





VIEW OF NATIVE VEGETATION

VIEW OF EARTHEN STOCK TANK





VIEW OF TYPICAL RANCH ROAD

VIEW OF NATIVE VEGETATION





VIEW OF NATIVE VEGETATION

VIEW OF NATIVE VEGETATION





VIEW OF NATIVE VEGETATION

VIEW OF SENDERO WITH DEER BLIND





VIEW OF NATIVE VEGETATION

VIEW OF NATIVE VEGETATION





VIEWS OF TWO EARTHEN STOCK TANKS

