

PROPERTY FOR SALE THROUGH GARDNER RANCH SALES, LLC

LOCATION AND AREA FACTS

This **131.737 acre ranch** is regularly shaped native rangeland, situated in the northeastern corner of Starr County, Texas, which is in the **southern tip of Texas**. The property is located about 46 miles northwest of Edinburg, Texas, and about 5 miles south of San Isidro, Texas at the end of Apolonio Farias Road.

This area of the state is considered to be the “capital of wildlife diversity”. What New York City is to finance and Hollywood is to the film industry, this South Texas area is to wildlife and plant diversity. **Some of the rarest animals and plants native to the United States are found within this area of Texas.**

This area of Texas has unique contrasting climate influences as well - with the temperate and tropical climate coming together, and the warm, humid air from the Gulf of Mexico meeting with the dry air of the Chihuahuan Desert. Annual rainfall is approximately 22 inches per year.

DESCRIPTION OF THE RANCH

This 131.737 acres is the far southern section of the El Sacramento Ranch, which itself was once a part of the San Christabol Ranch. **The terrain and elevation** range from level to gently rolling terrain, with the general flow of drainage from west to east. The elevation ranges from a low of about 313' MSL to a high of about 327' MSL. This tract features a **diverse and ideal blend of virtually every species of native brush found in South Texas**, with an abundant amount of wild olive trees scattered throughout the property, along with guyacon, blackbrush, guajillo, coma, ebony, Texas persimmon, cenizo, granjeno, whitebrush, colima, mesquite and prickly pear, all with a high canopy.

Soils are mostly very fertile, fine reddish sandy loam with an excellent grass cover of both mid to tall length native turf grasses and buffle grass. The overall combination of natural open grassy areas and native brush have made this property a truly picturesque ranch with excellent wildlife habitat. In the far northeastern section of the property is a **10 acre wildlife food plot** planted with LabLab and Antler Max during the year. This food plot is perimeter fenced with a **retractable 8' game proof fencing** - to help establish the crops before opening them up for wildlife consumption.

This property is fenced in its entirety with **8' game proof net wire**. Domestic water is supplied by **one water well at a depth of 350 feet**, equipped with an electrical submersible pump producing **65 gallons per minute**. Surface water is provided by **one earthen stock tank**, that is 12 feet at its deepest point, **lined in clay**, and supplied with water from the water well via an underground water line. There are **several other water lines** providing water to various water troughs on this property.

Over 10 years ago, a **very intensive wildlife game management program** was implemented on the San Christobal Ranch where certain whitetail deer were released on the property by Dr. Gary Schwartz, with Tecomate Seeds out of the famous Heatottac buck. Dr. Schwartz also designed the innovative reversible game fenced summer LabLab food plot on this ranch, along with three high protein feeding stations - **all transforming great whitetail deer into super deer for a tract of this size.**

Small sized ranches with all of this infrastructure - **game proof fencing, a water well, water lines, a stock tank, water troughs, a 10 acre food plot, 3 fenced wildlife feeding stations, great native brush diversity, an excellent whitetail deer herd** - are virtually impossible to find!

PROPERTY LISTED FOR SALE EXCLUSIVELY BY

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SALES PRICE: \$400,000.00

[the current owners own only the surface estate,
with no mineral interests. There is no oil and
gas production on the property]

All photographs in this brochure were taken on the Toland Ranch.
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