**925.37 Acres – Kinney County**

**TDW Ranch**

**Location:** One of the many highlights of the TDW Ranch is its close proximity to the town of Brackettville. With Brackettville being just 6 miles away, groceries, lodging for overflow guest, and access to restaurants become very convenient. Brackettville is also home to Fort Clark Springs, a 2700 acre gated resort and leisure living community that plays host to permanent residents, winter Texans as well as visitors from all over the world. The Las Moras Spring, also located within in Fort Clark, is a true sight to see and a significant attraction for the town. Located south of HWY 90 in southern Kinney County, this ranch is less than an hour’s drive from Del Rio and about 2.5 hours west of San Antonio.

**General:** The TDW Ranch is rectangular in shape and has about 1.8 miles of frontage along FM 3348 or Las Moras Road. This particular area of southern Kinney County is made up of predominately large, family owned cattle and hunting ranches. In fact, this property’s only contiguous neighbor is a 7,000+ acre low-fence ranch adjoining the subject to the north and west.

A branch of Las Moras Creek traverses the entire length of the property for over 2 miles. This creek creates a dynamic bottomland blanketed with huge oak trees and is a sight to see that adds topography as well as vegetation not typical of the area. Not only is this oak covered bottom excellent habitat for native wildlife, it also differentiates this offering from others currently on the market.

The current owner has utilized the ranch as a well-managed, family hunting retreat and has invested in a year-round supplemental feeding program for the past 5 years. On any given day you will most likely spot whitetail, several coveys of bob-white quail, and turkey that roost along the creek. Improvements located at the ranch’s headquarters include a 3 bedroom/2 bath mobile home, a water well with submersible pump, and a recently built, enclosed equipment barn on concrete slab that also functions as a game cleaning station. There is also a large tank on the property that can be filled by a waterline from the well located at the headquarters.

**Summary:** Being 6 miles from Brackettville, TDW Ranch is game-managed paradise offering an attractive balance of South Texas brush country along with Live Oak covered creek bottoms. It’s also a turn-key offering that’s set-up and ready to be enjoyed by the next outdoor hunting enthusiast.

**Financial:** **$1,650/acre** or **$1,526,860** cash to Sellers, who will provide title policy and current survey. All of the furnishings and most of the hunting blinds, feeders, and ranch equipment are included at asking price. **This is a surface only offering**. The current owners do not own any portion of the mineral estate

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