

THE HERRADURA RANCH OF TEXAS

4,260± Acres // La Salle County



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STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT



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The Herradura ranch is approx. 4,260 acres of high-fenced prime south Texas hunting land located within the famed golden triangle of La Salle County. This ranch has been managed under MLD for over 25 years producing some of the state's best whitetail deer and was originally developed for quail hunting providing over 50 water stations and numerous quail strips throughout the ranch. The current owner has spared no expense ensuring that the quality of animals on the ranch from one year to the next is second to none.

LOCATION

The ranch is located in La Salle County about 25 miles southeast of Cotulla Texas with about 1.2 miles of frontage on the south side of Hwy. 624. This property also lies within an opportunity zone which can be defined as "The Opportunity Zone tax provisions provide investors the ability to re-invest capital gains into a fund that, in turn, invests in projects located in designated census tracts. In exchange for this investment, investors receive a decrease, deferral, and possible exclusion of capital gain tax liabilities."

WILDLIFE

As mentioned above, the wildlife on this ranch has been managed for over 25 years and the primary focus for owning the ranch has been hunting. A few of the pictures of the deer are provided herein, but others can be provided upon request or by viewing the ranch Instagram page which is HERRADURARANCH. This ranch was also originally designed for quail hunting and still has the entire infrastructure in place to help them thrive even in drought conditions. You can find both blue and bobwhite quail on the ranch. There is also a small herd of Axis deer on the ranch along with other native species to south Texas. Being that this ranch has such an abundance of surface water there is also a good duck population that make their way to the ranch every year and plenty of fishing to enjoy when hunting is not a priority.

IMPROVEMENTS

There are numerous improvements that have been made to this ranch over the years with most of them all surrounding a ±8-acre lake. The latest being a new 4 br, 3 bath and 2 half bath ±5,000 sq. ft. home built in 2020 complete with indoor gun safe, lockers, fire pit, etc.

Other living improvements include:

The main lodge which consists of a 2-story center piece which a commercial kitchen, dining room, media room, and cooks' quarters downstairs and a second story game room with a pool table, poker table, card table, shuffleboard, etc... The 2-story lodge is flanked by 3 rooms on each side in a hotel style with 5 rooms having double beds and 1 room having 4 beds. There is also a bunkhouse with 12 beds, a laundry room, and 2 showers and toilets. There is a pro shop for merchandise sales if desired and also a swimming

pool. On the other side of the lake there is another 2 story 4 br, 2 bath home with outdoor cooking area. For the workers quarters there is a 4 br, 2 bath "guides house" and also a 4 br, 2 bath cinderblock home. About a ½ mile through the ranch from the main improvements is a barn dominium which consist of 1 bathroom downstairs with a 2-car garage and full workout gym. Upstairs is 3 beds and 2 baths with outdoor porches off the kitchen and living room giving fantastic views of the ranch.

Other improvements to operate the ranch include that will convey with the sale are:

- Cattle pens with an old roping arena
- 2 sets of dog pens
- 2 pole barns for storage
- The skinning shed with walk in cooler and freezer
- 4 grain storage hoppers
- Dirt airstrip with covered hangar that is currently being used as a shooting range
- Additional walk in cooler
- 17 blinds
- 24 feed pens each with water, corn, protein, and cottonseed feeders
- 53 concrete water drippers for quail (wildlife)
- 48 cotton seed feeders
- 5 stand clay shooting range
- Bow blinds at most blind stations
- 4 food plots
- Water storage room with pumps, pressure tanks, and large storage tank
- There are also some sprinkler heads positioned along roads for additional watering of brush
- There are numerous other items to convey with the sale including furniture and equipment to operate the ranch.

MINERALS AND WATER

There are no minerals to convey with the ranch, but this ranch has enjoyed several good checks from the pipelines that come through along FM 624 from time to time and has a well negotiated lease in place. The ranch currently has 1 water well that provides water to the entire ranch along with a water room and large storage tank. There are 53 concrete water stations scattered throughout the ranch and water to all 24 feed pens along with sprinkler heads along some of the roads providing additional water when needed. There are plans to plug one of the old oil/gas wells and make it a water well in the near future. There are approx. 12 tanks that hold water from time to time scattered throughout the ranch with about 4 of them holding water year round even through drought conditions with the largest being over 20 acres when full.

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