

# **Brasada**

## **3,865 Acres for Sale in Jim Wells County**

### **List Price: \$12,500,000 (\$3,234/acre)**



Welcome to Brasada! 3865 acres of the most pristine, native, and diverse, high fenced wildlife habitat in all of South Texas. Upon returning from the Mexican-American war, German born Felix Von Blucher returned to civilian life as a surveyor, engineer, and attorney. As county surveyor for Nueces county, and later Zapata county, he was charged with surveying all of the Spanish land grants as called for by the Texas Constitution. It was about that time that he was also hired by Captain Richard King to survey his vast land holdings, now commonly known as the King Ranch. Captain King, as compensation for his survey work, deeded Brasada, a portion of the King Ranch, to Von Blucher. The ranch is still owned and operated by Von Bluchers' heirs today, as it has been since the mid 1800's.

We at Mark Hubbard Ranch Properties are proud to have been chosen as the exclusive broker to market this ranch for the first time in the rich history of this ranch. You will not find a more native habitat anywhere. Rarely do you find a single land holding such as this, which possesses both world class white tailed deer and bob white quail habitat under one fence, not to mention the amazing dove hunting that the area is known for producing.

Overlooking a stunning three-acre lake stocked with Florida hybrid bass, perch, and crappie, sits the main lodge, built in classic, Old Spanish Mission style. This warm, inviting, 6862 square foot lodge was designed by award winning San Antonio architect Fernando Almendariz. Beneath the 24-foot beamed ceilings the lodge includes 5 bedrooms with individual A/C and heat, 5.5 bathrooms, large living and entertaining area, game room, library, wet bar with wine chiller and ice machine, fireplaces, full commercial kitchen, two car garage, helipad, and an authentic mud roof that was hand laid with tiles imported from Cartagena, Colombia. Surrounding the main lodge are a variety of fruit and citrus trees including avocado, tangerine, fig, orange, key lime, Myers' lemon, pomegranate, grapefruit, and banana. The lodge is wrapped in large, cool, covered porches and walkways surrounding the serene setting of

Mark Hubbard Ranch Properties – [www.texasranches.org](http://www.texasranches.org)  
Mark Hubbard (361) 816-8400, Jared Capt (979) 324-8767

the custom pool and spa, waterfall, outdoor kitchen, bar and entertaining area. You will even find a ranch-style par-three golf course along the banks of "Sunrise Lake". A true tropical setting, where the unsuspecting visitor can get lost in time.



Just a short walk away from the main lodge is a large enclosed equipment building with finished concrete flooring, 20-foot ceilings, and equipped with large overhead doors for drive through vehicle passage. The interior game cleaning area is complete with overhead rails, electric hoists, hot water hose reel, walk in cooler and freezer, restroom and personalized lockers for hunters' guns and gear. An air-conditioned office with Wi-Fi, telephone, fax, and DirecTV completes the barn. Outside of the barn is a covered parking area for 4-5 vehicles. A covered walkway leads to the covered, lighted rifle range conveniently located for guests to prepare for the hunt.

The guesthouse, located in the center of the ranch, has four bedrooms and 2 bathrooms with Saltillo tile throughout the well-maintained ranch-style house. The guesthouse is cleverly located in a flat adjacent to a clear, constant-level lake, stocked with tilapia, catfish, and bass. The lake is a custom designed man-made lake featuring a small floating dock under the shade of an old live oak tree.

The structural improvements represent a beautifully designed and maintained turnkey operation capable of sleeping and entertaining large groups. Rarely do we see a ranch that is this well designed and thought out for the discriminating buyer who wants first class improvements that are ready to go today.

With over 14 miles of all-weather roads and over 20 miles of groomed dirt roads, it is extremely easy to travel the ranch. The sandy loam soil provides the perfect habitat for the highest quality South Texas native brush, augmented by average annual rainfall of 28+ inches per year, which is much higher than most areas of the arid South Texas brush country, or *brasada*.





The entire ranch has been carefully groomed and maintained to maximize wildlife production.



The tremendous, intensively managed herd of native white tailed deer has been enhanced with top quality; pen raised south Texas genetics, through scientific breeding on the ranch. A letter by Dr. James Kroll (aka “Dr. Deer”) references the breeder herd on the ranch as “...one of the finest lines in Texas”, particularly in reference to “...a line of typical bucks which have, in my opinion, the highest value in today’s hunting market”. Dr. Kroll also mentioned that he was “particularly impressed by the apparent heritability of drop tines in the breeding lines.” Bucks from the herd have been featured on the cover of “Tracks” magazine, a publication of the Texas Deer Association. A collection of photos of deer that have been harvested on the ranch can be furnished to qualified buyers.

The naturally semi-open areas comprising a large area of the ranch produce tremendous numbers of native Bob-White quail. The balance of cover lends itself very well to hunting over dogs in a natural, undisturbed setting. There has been minimal livestock grazing pressure on the ranch, and therefore, the ground cover of native grasses and forbs is in excellent condition.

Other game animals on the ranch include Javelina, feral hogs, and Nilgai Antelope.

Water is never an issue even in the most severe drought conditions. There are 6 water wells equipped with submersible pumps, and over 6 miles of underground water lines feeding watering areas for wildlife. There are 18 permanent water stations across the ranch in the form of either troughs or earthen tanks. Each of the earthen tanks were carefully designed and formed to fit into the natural landscape, working around and in between native brush and trees. All ponds and tanks are supplemented by buried water lines, and water levels are easily maintained. Sunrise Lake, adjacent to the main lodge, has an automatic float system that maintains a constant water level at all times. There are also three separate sprinkler irrigation systems that maintain the lawn, garden, and the area around the lake and golf course at the main lodge.



Mark Hubbard Ranch Properties – [www.texasranches.org](http://www.texasranches.org)  
Mark Hubbard (361) 816-8400, Jared Capt (979) 324-8767



The location, climate, and habitat on this ranch make it a true wildlife sanctuary including a tremendous variety of song birds, migratory birds, butterflies and the like, which creates a year around, hunting, fishing, touring and observation destination for the whole family.

Paved road frontage provides access to Brasada one half mile East of Highway 281, and you will be pleased to know that the ranch is in close proximity to the following:

- Convenience stores, restaurants, veterinarian, post office, automotive shops less than five minutes away.
- Hospital, HEB, Wal-Mart, Ace Hardware, and Alamo Lumber within ten minutes
- Kleberg County airfield, 18.7 miles
- Brooks county airport, 10 miles
- King Ranch Saddle Shop, 29 miles
- Riviera Beach and world-class bay fishing, 40 miles
- The famous King's Inn restaurant on Baffin Bay, 40 miles
- Corpus Christi, one hour
- South Padre Island, less than two hours

Other features at the ranch include:

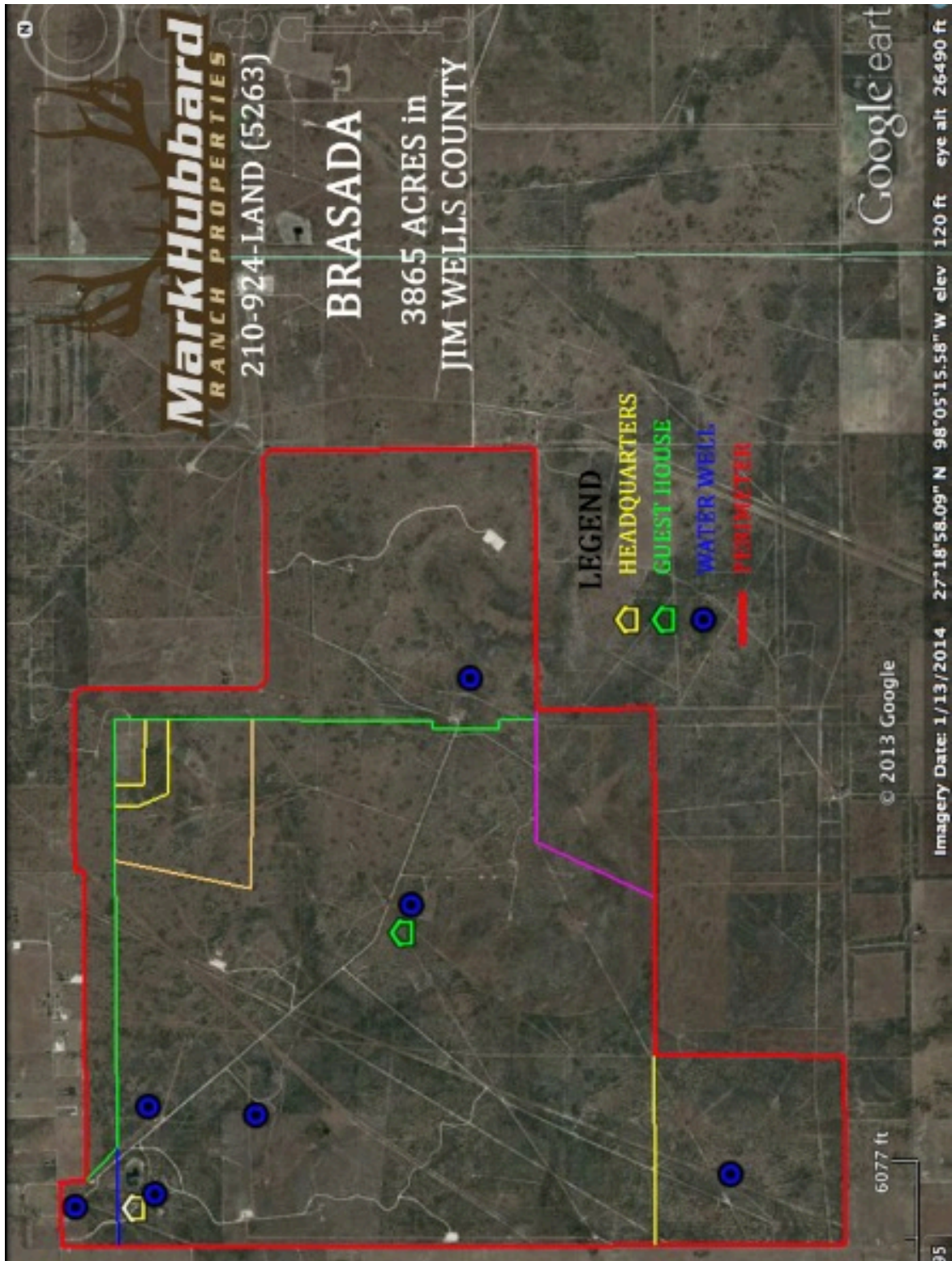
- Covered rifle range; up to 200 yards, lighted for shooting at night
- Automated irrigation system for lodge landscaping, as well as golf course and lake area
- 15 miles of high fence in excellent condition
- 6 individual high-fenced game pastures with double cattle guards and gates for game management
- 4 BR/ 3BA foreman's house with 2 car garage and boat storage shed all located off premise.
- Enclosed barn behind foreman's house including work shop, storage area, horse stalls, and feed room
- Dog kennels; 12 covered, concrete floored kennels with electricity

"Brasada" is being offered as a "turnkey" ranch, surface only. The ranch furnishings, furniture, interior decorations, rolling stock, equipment and supplies, including blinds, feeders, feed bins, feed hopper etc. will convey to the buyer in the event that a full price offer is received. The existing breeder deer herd will also be conveyed to the buyer with an acceptable offer. A complete list of such personal property can be furnished upon request, as well as breeder deer herd inventory, pedigrees, and photographs to be reviewed, once a contract has been offered. A small number of personal effects will be removed.

This Property is Exclusively Offered by:







Mark Hubbard Ranch Properties – [www.texasranches.org](http://www.texasranches.org)  
Mark Hubbard (361) 816-8400, Jared Capt (979) 324-8767

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### **If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

