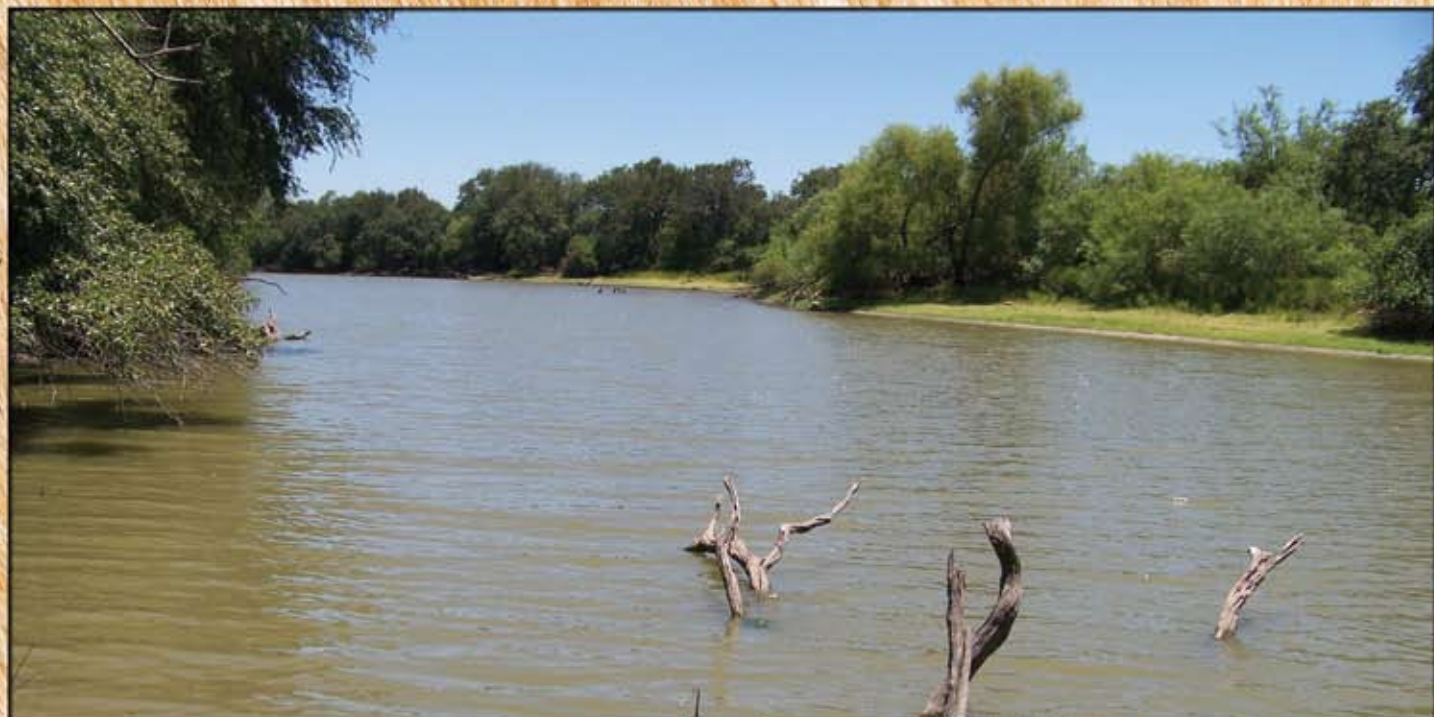


# TRAYLOR SOLA VACA RANCH

Zavala County, Texas  
4,666.12 Acres, more or less



OFFERED EXCLUSIVELY BY:

*Chas. S. Middleton and Son*

1507 13th Street

Lubbock, Texas 79401

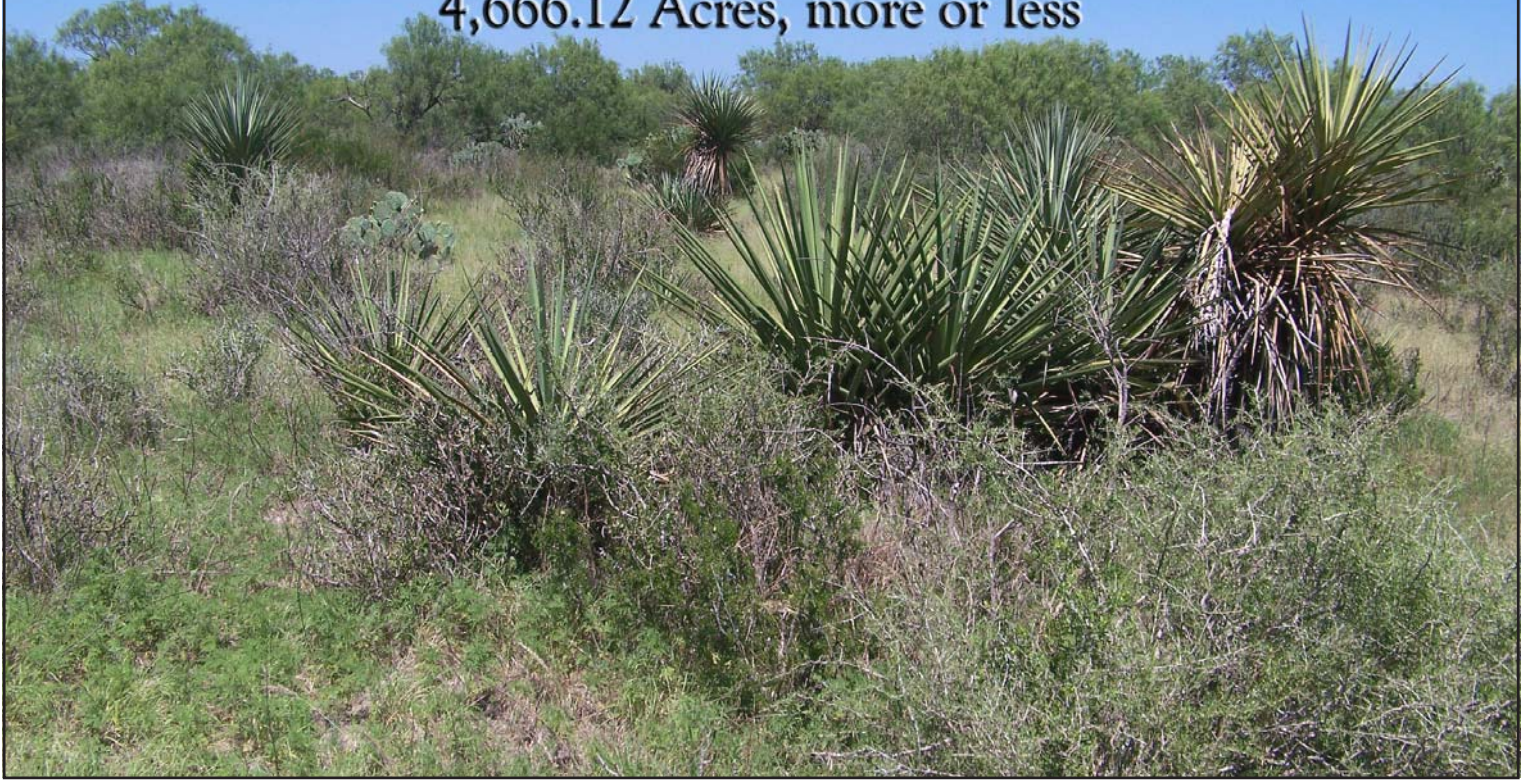
Phone (806) 763-5331 Fax (806) 763-1340

Web - [www.chassmiddleton.com](http://www.chassmiddleton.com)

E-Mail - [sam\\_middleton@chassmiddleton.com](mailto:sam_middleton@chassmiddleton.com)

# TRAYLOR SOLA VACA RANCH

Zavala County, Texas  
4,666.12 Acres, more or less



The Traylor Sola Vaca Ranch is, without question, located in the most desirable hunting area of Texas. We have recently obtained an exclusive listing on this quality South Texas Brush Country ranch. The property is located in the western portion of the renowned “Golden Triangle” of South Texas, which is widely known as having the best quality whitetail deer hunting in the state, and as an added bonus, the ranch has exceptional quail populations.

The property is located northwest of Crystal City, and access is provided by public road, which dead ends at the entrance to the ranch. With no public access through the property, gates can be locked to ensure privacy. The Traylor Sola Vaca Ranch is near and/or adjoins several large long-term ownership ranches, and properties are seldom offered for sale in this sought after area of South Texas. As example, the famous Chaparosa Ranch, which contains over 100 sections, adjoins the Sola Vaca. Both the Sola Vaca and the Chaparosa Ranch are low-fenced properties.

The Sola Vaca Ranch has been under the same family ownership for almost 40 years, and has never been placed on the market until now.



Subject to sale, withdrawal, or error.



The terrain of the Sola Vaca is described as fairly level to gently rolling and sloping, with two seasonal creeks and their tributaries draining through the ranch. Elevations range from 650 feet to approximately 610 feet in the creek areas. Chacon Creek runs in a southeasterly direction through the western portion of the ranch, and Palo Blanco Creek meanders through the east side of the property.



Soils are productive, generally being a combination of sandy loams and clay loams. Large and medium mature mesquite is common throughout the property. Recently, to improve wildlife habitat on portions of the ranch, a controlled burn was implemented on a selected area of the property. The result is an excellent blend of more open areas, surrounded by a dense canopy of larger undisturbed brush and trees. Besides mesquite, other brush cover includes live oak, blackbrush, huisache, whitebrush, ratany, guajillo, sumac and ceniza, many of which are desirable browse for whitetail. The combination of sandy loam and clay soils, together with the excellent brush cover and browse make for some of the best wildlife habitat to be found in South Texas.





The Traylor Sola Vaca ranch is fenced into four pastures and several traps. Fences are generally in good condition. Brush has been cleared along many of the ranch roads and fencelines, creating some long, wide senderos for viewing wildlife. In addition, several small areas of the ranch have been cleared.



The property is watered by two electric submersible water wells located at the ranch headquarters, along with a solar well and a well powered by a generator, both located in the pastures. Well water is generally in the 180-280' range. Pipelines with drinking troughs are used to disperse water from the wells.





Additionally, seasonal water is found in the creeks, and there are several dependable earthen ponds on the ranch, including the large, scenic Mato Oso Tank, which backs up water for about a quarter mile and covers approximately 20-30 surface acres. This large body of water, coupled with large trees and brush cover along and around this impressive lake, form a magnet for area game.





The Sola Vaca is very well improved and all of the structural improvements are in top condition. The headquarters complex is located in a well kept setting with manicured lawns and large trees.



The owner's home is of frame construction with a metal roof. This beautiful home features two bedrooms, 3 1/2 baths, two living areas, separate dining room, office, hobby room, wet bar, and an attractive glassed in porch. The home contains approximately 5,800 square feet and has three fireplaces and beautiful hardwood floors. A nice patio area overlooks the manicured landscaped yard.

Additionally, this nice home has recently had new hardy plank siding installed.



Other improvements include a guest home of similar construction to the owner's home. This house contains approximately 2,500 square feet and has four bedrooms and two baths. Like the owner's home, this home has also had new hardy plank siding installed. A hand house has two bedrooms and one bath, and the headquarters also features an attractive office with full bath and new hardy plank siding.

Support structures include a pipe/metal hay and equipment shed; large metal barn with enclosed apartment with kitchenette and bath, four enclosed pipe horse stalls, saddle room, and feed room; and a well arranged set of pipe shipping pens. The headquarter improvements are very functional for the day-to-day operations of the ranch, as well as for entertaining guests.





While historically being operated as a commercial cattle ranch, the Sola Vaca Ranch offers some of the best whitetail deer hunting to be found anywhere. No commercial hunting has been allowed on the property, and the family has only lightly hunted the ranch over the years. Since there has been very little hunting pressure on the property, and hunting is only allowed by family members, records have not been maintained; however, as a testament to the genetics in this area, deer harvested on the neighboring Chaparosa Ranch have won/placed numerous times in several "big buck tournaments". In an effort to maintain good genetics and enhance wildlife on the ranch, corn and protein are fed throughout the year.



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The “Golden Triangle Area” of South Texas is widely recognized for producing the biggest whitetail deer to be found in Texas. The soils in this region are known to produce quality feed for wildlife and the desirable browse and exceptional brush cover offers habitat that cannot be duplicated in other areas of Texas. Boone and Crockett quality deer are typical and not the exception. Turkey, dove and javelina are common, and the bobwhite and blue quail populations are tremendous.



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The well improved Traylor Sola Vaca Ranch is now offered for sale for the first time ever under this long-term ownership at only \$1,875.00 per acre. The ranch has been well managed over the years, and the pride of ownership is apparent when touring the property. If you have been searching for an outstanding South Texas Brush Country hunting ranch, the Sola Vaca Ranch deserves your immediate attention.



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