



# Quailpro, LLC

## Ranch Sales/Wildlife Mgmt.

### The South Mack Ranch 544 Acres in SW Medina Co., Texas

**DESCRIPTION:** The South Mack Ranch is a rare example of the transition zone between the fertile farmland of the Seco Creek valley and the gravelly ridges which define it.

This tract was purchased some 13 years ago, joined to the main ranch, and has been wisely managed for family use and wildlife productivity. Money spent has been towards the important aspects of any South Texas ranch, water, roads, and habitat management. You will not find a better example of a SW Medina Co. ranch on the market today and you won't be paying for somebody's "McMansion".

**LOCATION:** This ranch is located on Deer Creek Rd., a paved county road, about 6 miles south of D'hanis, Texas and U.S. Hwy. 90. Seller believes he has emergency access from the west, should the Seco Creek experience a rise. Usually, the Seco stays well below the water crossing and has not been a problem for the Seller.

**SOILS/TOPOGRAPHY:** The ranch is comprised of 7 soils, ranging from clay to clay loam to gravelly clay. This is reflective of the topography, which is magnificent. Elevation changes some 123 feet on this ranch, from 802 ft. MSL near the road to 925 ft. at the high point. Views of the Seco Valley and the surrounding area are stunning.

**VEGETATION:** Dictated by soils, topography, and God, the ranch has incredible diversity in its vegetation, particularly the brush. All prime browse species are

found on this ranch in a good mix distributed across the ranch. To improve access, lower browse growing tips, and increase forbs, the owner has spent years selectively clearing the better soils and parts of the ranch simply inaccessible due to brush density. Today, the combination of roads, senderros, and fields totals about 10% of the ranch. The remainder varies from lightly brushy to so thick you cannot walk in it upright, if at all. The owners have said it is not uncommon to see a distinct buck only once in its lifetime and of course many are never seen.

**WATER:** As water dictates wildlife distribution and fulfillment, the owner has over time installed a 2-inch PVC water system which effectively provides water to the entire ranch and 6 earthen water sources for wildlife. Unfortunately, the system is currently based on a well on the parent tract. The 544-acre tract does not have a water well. The Edwards aquifer is reputed to be at 1,800 feet at this location. Seller has two West Medina Water System meters and would consider extending one to this tract.

**IMPROVEMENTS:** As mentioned, the money invested in improvements has for the most part emphasized wildlife. The 544 has good to very good fencing on the east, west, and south, with the original fence on the north. Currently, that fence which lies between the two main parcels is somewhat overgrown, but it could be reclaimed. It is opened at three gates which, when closed, would give the new owner a separately enclosed ranch.

**Wildlife:** With the extraordinary diversity and superior browse on this ranch, those who want to produce massive Whitetail deer “naturally” can do so with numbers management. This is the reasoning behind the extensive senderro system as it allows hunters to selectively remove deer that would otherwise remain unseen. The entire ranch is currently under a Level 3 MLDP and has been for 8 years. Records are available. The owner uses bow hunters for most of the season to keep it quiet on the ranch, switching to guns for “clean-up”. Outside genetics have been released onto the ranch. The ranch has a good spread of blinds and feeders with 4 elevated blinds, 4 spin-cast feeders and 4 free-flow protein feeders. **Deer quality is remarkable.**

Dove and quail can be plentiful, but the ranch has not been actively managed for bird hunting. Conversion of open areas to suitable bird food plants would greatly enhance bird hunting. Assuming a new well, some of the fields have

irrigation capability, using a roll gun, and could be managed for small grains or sunflower. Turkey roam the ranch and can be easily hunted in the bottoms. Feral hogs, hunted whenever found, do not seem to be that numerous and sign is nominal.

**MINERALS:** The Seller believes he owns 50% of the minerals on the southern tract. There is no production, no leases, and no evidence of previous exploration.

**PRICE/TERMS:** Asking price is \$4,800/ac. or \$2,613,408.00. Seller will provide a new survey and title policy. Seller plans to use a portion of the proceeds in a 1031 exchange at no cost to the buyer.

**NOTE:** While gathered from sources deemed reliable, this information is not guaranteed and is subject to change at any time without notice. Quailpro, LLC represents the seller and will cooperate with buyer brokers if said brokers accompany buyers on all showings and participate in the negotiation process.









