



## Hoyt River Ranch

Uvalde, Texas

4,223 Acres

Exceptional high fenced recreational and agricultural ranch with over two miles of the Leona River, located 10 miles south of Uvalde. Along with rolling hills covered in excellent south Texas brush and rich river bottom soils, the ranch includes excellent - groundwater resources and a unique historic home built on the banks of the River. This ranch appears to be OUT of the Eagle Ford play and is not burdened by traffic and continues to be a peaceful and secluded property.

\$12,500,000

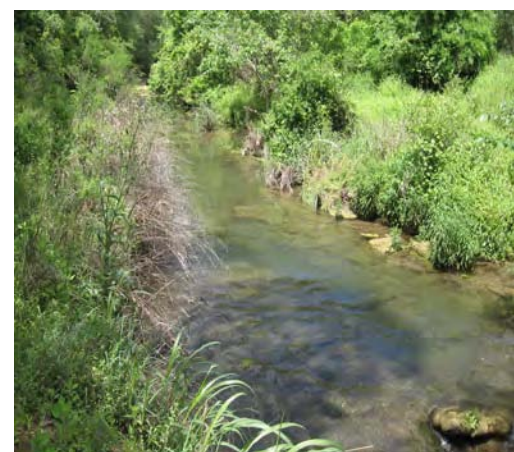
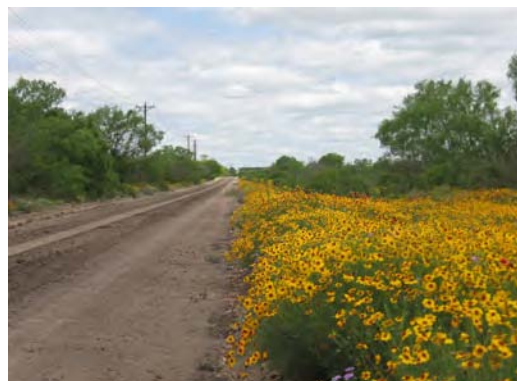


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### Topography & Wildlife

The ranch is rolling hills falling off into the Leona River Valley. There is almost 100' of relief on the property offering beautiful views of the surrounding countryside. The majority of the ranch is classic south Texas brush with large Live Oaks and Bull Mesquites along the creek bottoms. Soils are primarily "red dirt" sandy loams along with some gravel areas. The river bottom is deeper alluvial soils with large Live Oaks, Bull Mesquites, Pecans and other large trees along the river's bank.

The ranch is high fenced and has abundant whitetails. Turkey numbers are impressive given the ranch's location along a river. This ranch has excellent soils and brush interspersed just right for excellent quail habitat. The ability to plant irrigated food plots to attract doves in the river bottom pastures should provide tremendous dove hunting with many farms in the vicinity. During normal times, the river has many deep holes with plenty of fish.



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### Improvements

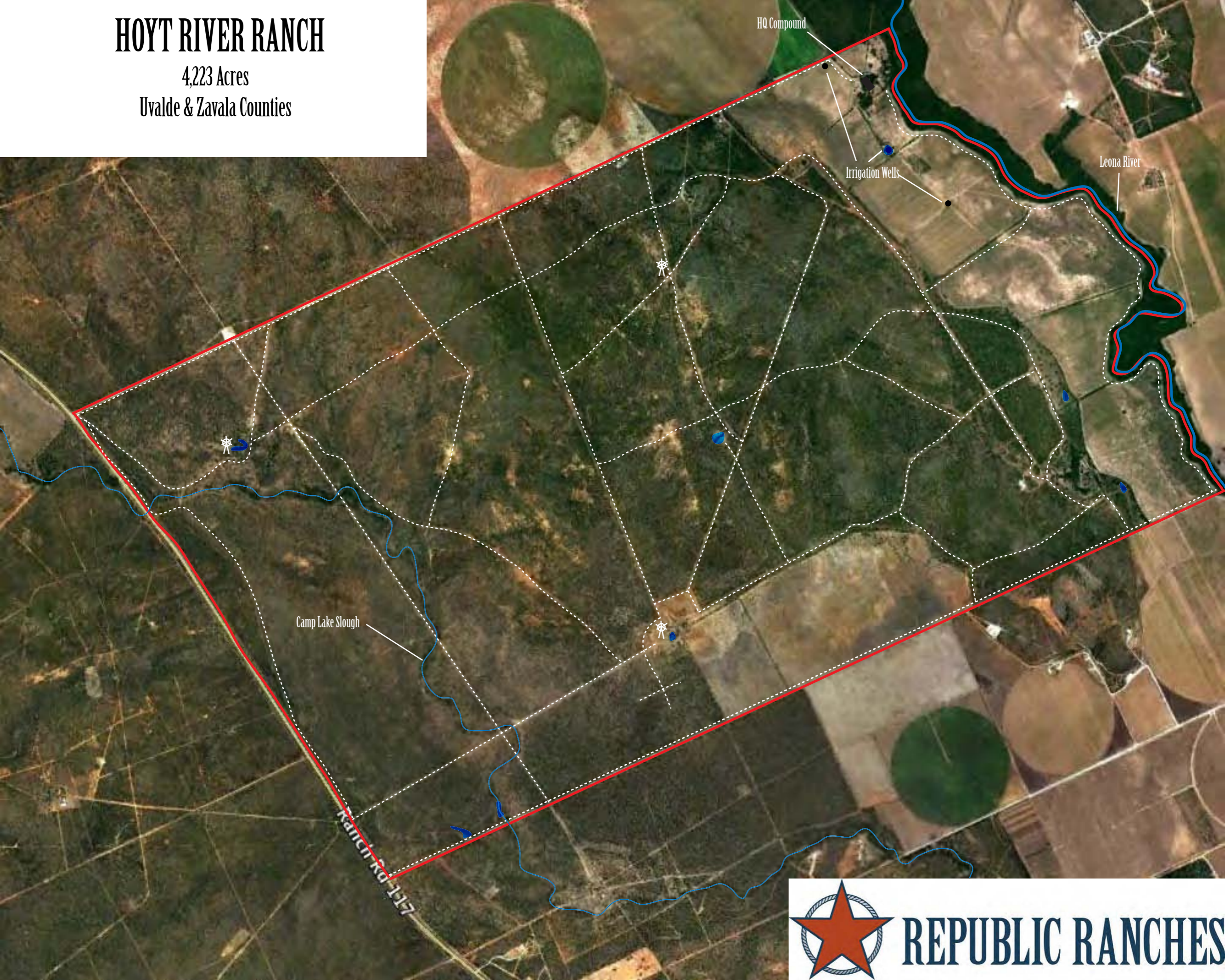
The perimeter fence is an older high fence and is in fair to good condition. Interior roads on the ranch are generally in very good condition. The main headquarters include:

Historic Main House – built in the 1930's by T.P. Lee, it is over 5,000 sq. ft. with 5/3.5 and several fireplaces. Absolutely beautiful old home. (2) separate homes of approximately 1,500 sq. ft. 3 car garage with apt. and (7) one room bungalows for guests. Multiple barns, sheds, cattle pens, horse facilities and dog kennels.

There are three irrigation wells in the Leona Gravel Formation which produce 700 gpm to over 1,200 gpm, two smaller domestic wells with submersibles, three windmills and two older Car-rizo irrigation wells. There are over 2 miles of underground piping to keep the ranch well watered. Excellent opportunity with this water to build a nice large lake.

# HOYT RIVER RANCH

4,223 Acres  
Uvalde & Zavala Counties



HQ Compound

Irrigation Wells

Leona River

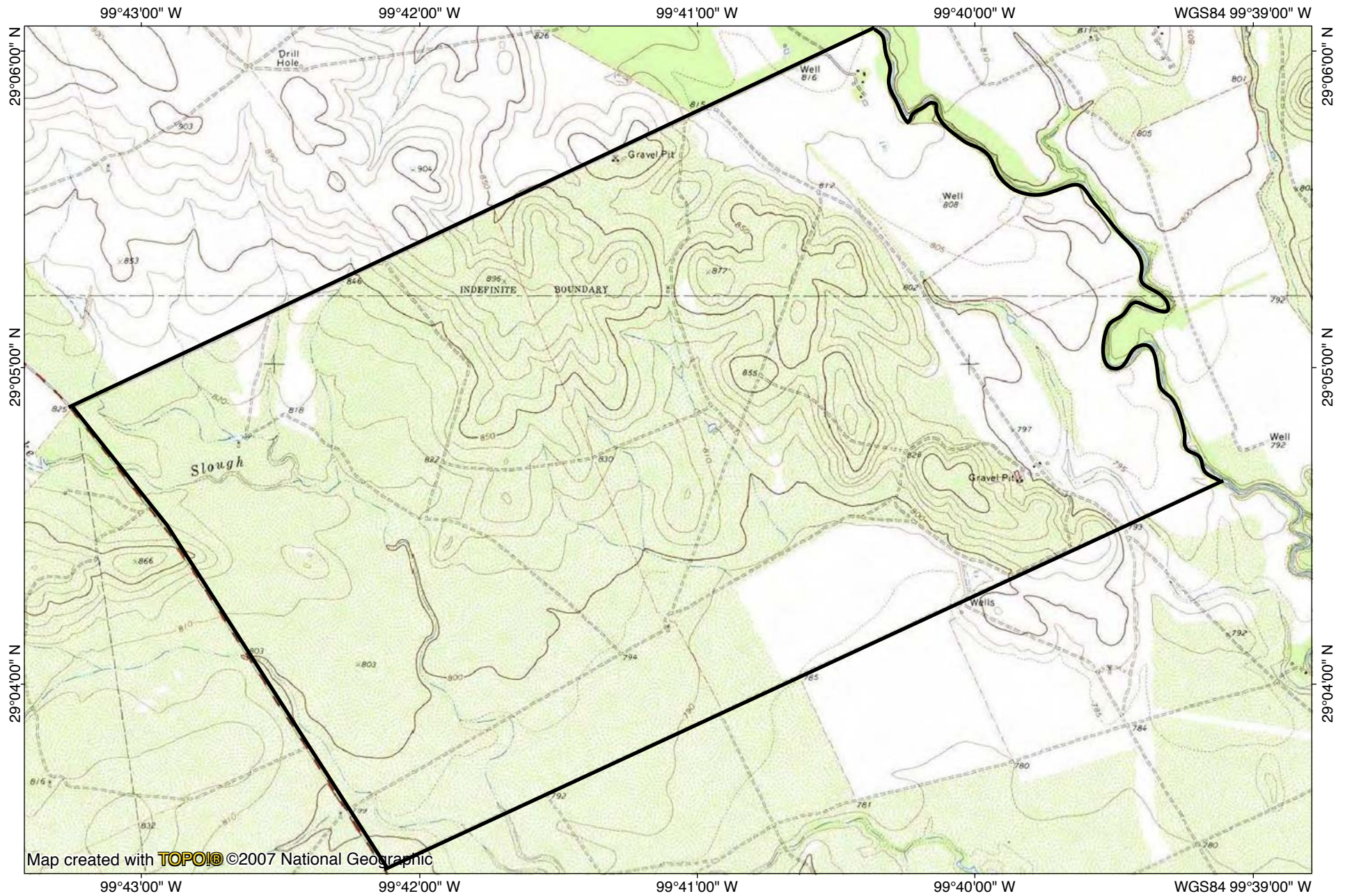
Camp Lake Slough

Ranch Rd 317



REPUBLIC RANCHES

# Hoyt River Ranch 4,223 Acres



TN MN  
5.5°  
02/14/12