



REPUBLIC RANCHES

OUR LEGACY IS IN THE LAND



TRAPICHE RANCH

JIM HOGG COUNTY, TEXAS
4,001 ACRES – \$11,202,800

Likely the best quail focused ranch on the market today. The ranch includes outstanding improvements, high volume groundwater with a distribution system in place, multiple lakes and ponds, great roads with the county airport sufficient to land jets just a few miles from the ranch entrance. From a game perspective, this is classic sandy mott country located on the western edge of the sand sheet, an area of renowned quail country; the ranch is high fenced with exceptional white-tailed deer, plenty of turkey, great dove hunting, and good fishing on the lakes.

Location: The ranch is located three miles from Downtown Hebronville. The entrance is located on why 359 and has 2.3 miles of highway frontage why 359 & 2.25 miles of frontage on why 16.

Habitat: The Trapiche Ranch is located in the South Texas Plains ecosystem on the western edge of the sand sheet and is primarily rolling grasslands with mixed brush, mesquites and live oaks. This land is dominated with native grasses and is well suited for fully utilizing a string of bird dogs on outings for quail. Most of the soils in this area are sandy-to-sandy loam, making ideal areas for quail

production. Parts of the ranch are thicker brush, particularly the riparian zone along Mesquite Creek which traverses the ranch for one mile and is dominated by bull mesquites, oaks and hackberries.

Wildlife: The ranch is a premier quail oriented ranch located in the heart of one of the best quail hunting areas of the Country. The mix of open grasslands, scattered brush and thicker areas provide the ideal habitat for quail to be abundant. Over the past 25 years it has been known as one of the most productive native Bobwhite Quail ranches in the country. During the past season, 60 – 70 coveys were found each day. Even during the tougher drought years in 2011 – 2013, Trapiche still had enough production to offer good wild quail hunting, while many others were forced to curtail hunting altogether.

The deer population and deer hunting on the Trapiche are excellent. The native deer herd has been managed to produce trophy quality deer and the ranch feeds year around. The habitat on the ranch includes plenty of thicker sanctuary areas to allow for deer to hide out, and benefit from a diversity of native browse.



The turkey population and necessary habitat components have been managed to allow for excellent turkey hunting. There are several roosts along the creek plus additional roost structures which have been built on the ranch to promote further expansion of the population.

Dove hunting is outstanding as well mainly in the tradition of the classic south Texas tank shoot. The ranch has numerous water holes or tanks that offer fantastic wingshooting for dove. In addition, some planting of dove fields have been done to further expand the wingshooting opportunities for this beloved game species. Dove hunting opportunity includes both white winged and mourning dove.

Several of the lakes are stocked with bass for fishing.

There is a small herd (13) of Nilgai on the ranch along with a few (6) Oryx, Pere David Deer (3), Fallow (3), Axis (4), Red Deer (1), Corsican Ram (1), Black Hawaiiin Ram (1) and Zebra (3).

The Trapiche Ranch was built and designed to be managed for wildlife. Cattle grazing is limited and used as a tool to optimize wildlife production and benefit. Interior fences have been removed with no gates to drive through on the ranch other than high fenced area around the headquarters compound.

Improvements: The main home is a newly built “hacienda” style home overlooking a beautiful 2 acre lake with crystal clear water. A large covered deck offers an exceptional place to enjoy the lake’s beauty. There are two master suites on each wing of the lodge with full baths and plenty of closet space. The center of the hacienda is a great room that includes game room, dining room, kitchen, full bar and half bath. Downstairs is a large gunroom with multiple hunter lockers. Next door are two separate casita with 2 full bedrooms and full baths each that overlook the lake as well. A large fire pit area is situated between the hacienda and casitas and sits on the lakes edge for fantastic night time enjoyment. Behind the main hacienda is a 4 bay parking garage with shop. Attached to the garage is a high ceiling outdoor covered area for additional parking or entertaining. The game cleaning room and walk in cooler are within the compound. The entire compound is beautifully landscaped with huge oaks, ash, pecans and other large trees. There are also a gun range and trap range within the compound.

The manager’s home is a 4 bedroom home located near the main entrance to the ranch.

A large barn used for storing feed along with 3 storage bins for protein feed and corn is found on the ranch. There is also a shed with dog pens and a dog run.

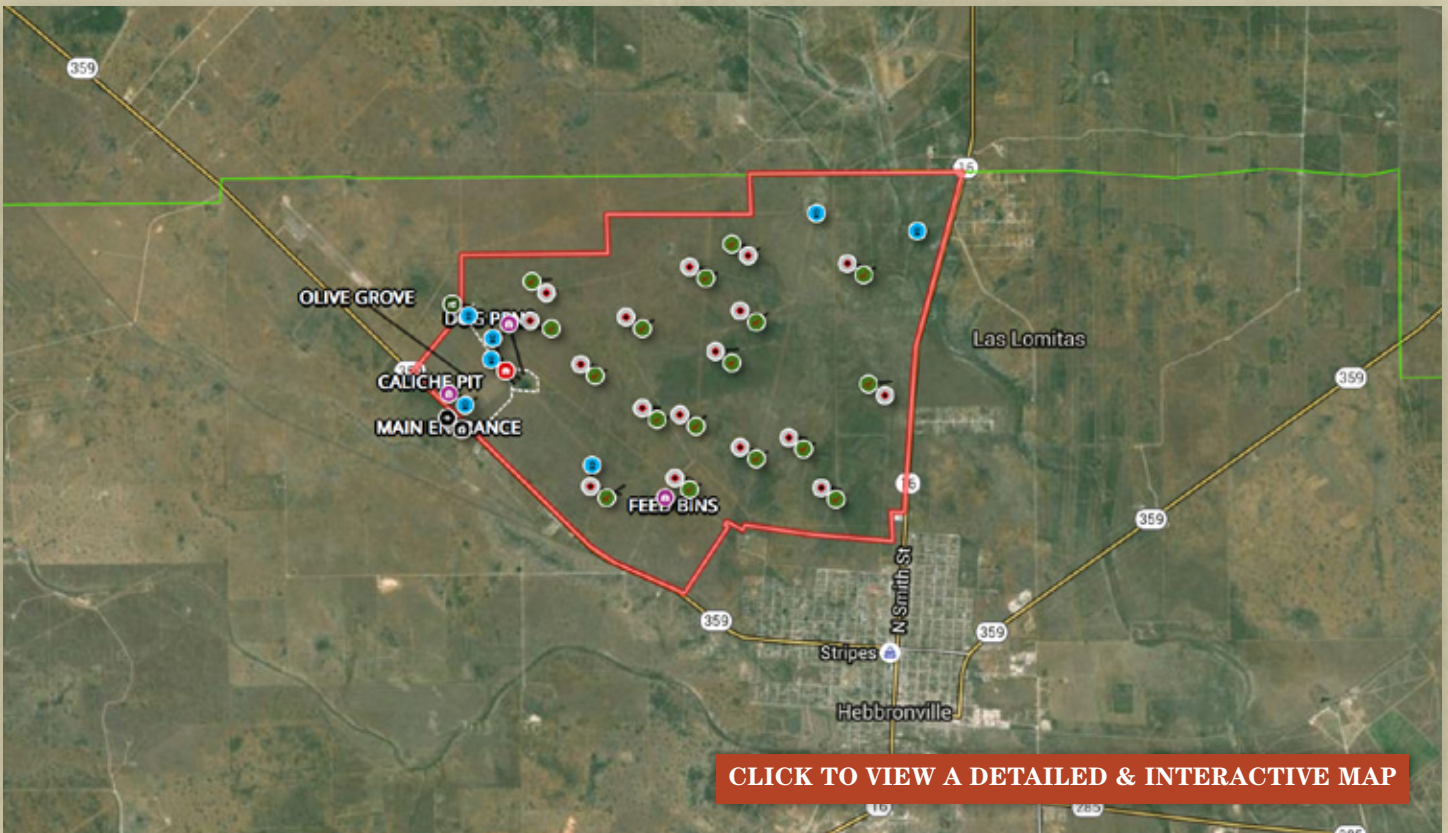
Water: The Trapiche Ranch is one of the best watered ranches to be found in the area. It is blessed with access to a high volume aquifer at only 300’. Currently there is one high volume well (200+ gpm) and 6 additional smaller wells all hooked up with electric pumps. There are 10 surface ponds and all of them are connected to underground piping system to keep them full.

There is enough water at this ranch that a large lake could be put into place and kept full. This is exceptional to find such groundwater at such a shallow depth in South Texas and adds a huge value to the ranch.



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Other: There is approximately 125 acre olive grove that has recently been planted near the front of the ranch with thousands of trees ranging from 2' to 6' tall now. Most of the trees have been planted in the past 3 to 4 years. This area is high fenced and has a drip irrigation system to all of the trees. This area also includes a large garage with indoor shop and upstairs apartment. In addition to the olive trees, there are hundreds of other fruit and citrus trees planted in this area.

There are 20 blinds and feeders which will transfer with the sale. All furnishings and maintenance equipment will transfer with the sale as well.

Electricity: Electricity is found at various places throughout the ranch. There is also 3 phase available on the ranch.

Minerals: Surface only. There is no production and little production anywhere in the immediate area.

Price: Asking \$2,800 per acre (\$11,202,800).



REPUBLIC RANCHES

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