



Rio Seco Ranch Notes

Population Estimates

Whitetail:

House Pasture – Approximately 40 (Close to 50/50 Ratio)

Barn Pasture – Approximately 25 – 30 (Close to 50/50 Ratio)

Oryx Pasture - Approximately 20-25 (Approximately 60% Bucks)

Blackbuck:

House Pasture – Approximately 20-25 (7-8 distinguishable bucks)

Barn Pasture – None

Oryx Pasture – Approximately 3 (1 distinguishable buck)

Axis:

House Pasture – Approximately 40-50 (At least 20-25 bucks)

Barn Pasture – Approximately 30-35 (Approximately 15 bucks)

Oryx Pasture – Less than 5

**The ranch typically supports the harvest of 4-8 mature trophy axis bucks (31 inches to 36 inches) per year. The average length in 2021 was approximately 33 inches. Total number of axis harvested each year for all pastures combined is approximately 15-20 based on our estimated population each year.*

Oryx:

House Pasture – None

Barn Pasture – None

Oryx Pasture – Approximately 15 (At least 2 bulls)

Water Wells

House Pasture:

- 1 Electric Submersible & 1 Solar Well (est. 2015)
 - Both approximately 350 feet in depth.
 - The electric pump was replaced in 2021

Barn Pasture:

- 1 Electric Submersible and 1 Solar Well (est. 2014)
 - Both approximately 350-400 feet in depth.

Oryx Pasture:

- 1 Electric Submersible (Depth unknown)

Water Sources

House Pasture:

- 5 water troughs fed by electric submersible well and water storage tanks
- 1 surface pond fed by solar well

Barn Pasture:

- 1 trough fed by electric submersible well
- 1 header dam fed by electric submersible well and runoff
- 1 surface pond fed by solar well

Oryx Pasture:

- 2 troughs fed by electric submersible well
- 1 surface pond fed by electric submersible well

Cedar Clearing

Approximately a total of 220 acres of cedar was cleared in the house pasture and barn pasture.

Personal Property Included

1. All Blinds and Feeders
2. All appliances: Fridge, Oven, Microwave, Ice Maker, Washer & Dryer
3. TV, TV Stand and Stereo
4. Walk-in Cooler (new 2020 or 2021)
5. Chest Freezer in barn
6. Couches
7. Leather Chairs
8. Side tables next to couch
9. Coffee Table
10. All bed frames including mattresses (2 king, 1 queen, 1 twin bunk set, 1 double bunk set, 1 twin in loft and 1 double in loft)
11. Bedside Tables
12. Desk in Bunk Room
13. All Window Units
14. Most flatware and plates will convey
15. 2009 Polaris Ranger Crew
16. 2014-2016? Polaris 4-wheeler
17. 14 gun Browning Safe (No guns included)
18. Cowhides
19. Patio Furniture

Personal Property Negotiable with a close to Asking Price offer

1. 2009 F-250
2. 4-ton feed-jet feed trailer

Personal Property Excluded

1. 2007 Hunting Jeep
2. 2021 Honda 4-wheeler
3. 2018/2019 Camo Polaris Ranger 1000
4. 22' PJ flatbed trailer
5. 16' Southwest Texas flatbed trailer
6. All art
7. Taxidermy (some representations might be left)
8. Some Cookware (serving dishes, platters, wine glasses, etc.)
9. Axis hide folding chairs
10. Circular saw and Dewalt Sawzall in barn