

PROPERTY OFFERED FOR SALE THROUGH
GARDNER RANCH SALES, LLC

469.27 ACRE LAZY P RANCH
FRIO COUNTY, TEXAS

LISTED FOR SALE EXCLUSIVELY BY

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DESCRIPTION OF THE LAZY P RANCH

This ranch is located in southwestern Frio County, approximately **80 miles southwest of San Antonio, Texas**, and about 7.5 miles southwest of Dilley, Texas, along the south side of Loma Vista Road and the east side of Kurban Road. The ranch is commonly known as the Lazy P Ranch and has been in the same family since the 1930's. The property is irregularly shaped and comprised of one contiguous tract of land.

There are four different soil types found on the this ranch along with three range sites, all of which are conducive to both livestock and wildlife. These soils are dominated by nearly level and gently undulating, moderately permeable or very slowly permeable soils, with a loamy or clayey subsoil.

The lazy P Ranch has approximately 5,455 feet of frontage along the south side of Loma Vista Road, and about 5,452.8 feet along the east side of Kurban Road.

TERRAIN AND ELEVATION

Topography of the property ranges from level to gently rolling. The general flow of drainage is from the northwest to the southeast along Mitchell Branch Creek, which traverses through the property. The elevation ranges from a high of approximately 625' MSL at a hilltop ridge in the west central section of the property, to a low of about 578' MSL in the southeastern corner of the ranch.

VEGETATION

The Lazy P Ranch has a good mixture of open land and native brush land. There are three cleared dryland cultivated fields on the property. These fields are planted yearly in various crops including watermelons and cantaloupes. The largest of these fields is approximately 136.00 acres and is located in the eastern arm of the property. The second largest is about 75.00 acres and is located in the southeastern section of the ranch. The smallest field is approximately 9.0 acres and is located east of the main entrance gate. The remaining areas across the property vary from **a scattering of open grassland mottled with mesquite trees and other typical South Texas brush, with a mid to tall length canopy. Openings are scattered throughout the brush, senderos, fence lines, and earthen stock tanks.** There are areas on the subject ranch where the brush is very thick with visibility of only a few feet and others where the visibility is up to several hundred feet. **Mitchell Branch Creek traverses through the middle of the property. Vegetation along this creek is very dense and diverse, creating excellent wildlife habitat.**

FENCING AND WATER

The Lazy P Ranch is **perimeter fenced in its entirety and cross fenced into seven separate pastures** along with several holding or shipping traps. All of the fencing consists of typical four to five strand barbed wire on wood and metal T post, and is considered to be in fair to average condition.

Domestic water is supplied by **four water wells** three of which are equipped with electrical submersible pumps and one not currently equipped. Two of these wells are located within the Queen City Aquifer and two in the Carrizo Sand Aquifer. Surface water is provided by **four earthen stock tanks** scattered across the ranch. Two of the stock tanks are supplied water by one of the water well, resulting in constant water levels. Mitchell Branch Creek runs from the northwest to the southeast through the property.

DESCRIPTION OF IMPROVEMENTS

The Lazy P Ranch is **improved with a main headquarters compound** located in the west central section of the ranch. The compound area is perimeter fenced and contains the main residence, two additional residences and garages, loafing sheds, and several older barns and sheds.

Main Residence - This is a **two story house with 2,647 sq. ft. of living area, 1,747 of which is the first floor and 900 sq. ft. is the second level. There is an additional 408 sq. ft. attached garage with a utility room.** This residence was originally constructed over 60 years ago, but it was remodeled in the late 1990's. The house has a pier and beam foundation with wood framing, cedar shingle siding, with a composition roof. This house has four bedrooms, four bathrooms, kitchen, dining room, and a living room. The interior floors are wood, the interior walls are knotty pine with ceilings being a combination of tongue and groove pine and sheet rock. The windows are single hung wood frame, with screens. The exterior and interior doors are solid core wood. The kitchen has an electric oven and range, formica counter tops and wood cabinets. This home has a fireplace and wood stove, three central HVAC systems and three ceiling fans. The residence is surrounded by large mesquite trees, a grass yard, with an automatic sprinkler system, and a 168 sq. ft. covered sitting area with 3 foot brick walls.

Mother's House - This is a one story structure comprised of 1,973 sq. ft. of living area, with three bedrooms, one bath, kitchen, dining room and living room. This structure was constructed over 60 years ago and is in fair condition. The house has a pier and beam foundation with wood framing and wood interior siding, and a composition roof. The interior floors are wood with wood and sheet rock interior walls, with sheet rock ceilings. The windows are single hung wood frame with no screens. The exterior and interior doors are solid core wood. The kitchen has an electric oven and range, formica counter tops with wood cabinets. This home has a fireplace, two window unit air conditioners, and four ceiling fans. There is an additional 160 sq. ft. covered front porch and a detached 660 sq. ft. garage. The garage has a concrete foundation, wood framing, and corrugated metal

siding and roof.

Grandmother's House - This house is a one story structure comprised of 1,860 sq. ft. of living area, with three bedrooms, two baths, kitchen, dining room, living room and utility room. This structure was built in the early 1940's, was remodeled in the late 1990's, and is in fair condition. The house has a pier and beam foundation with wood framing and vinyl exterior siding, with a composition roof. The interior floors are wood with wood interior siding and sheet rock ceilings. The windows are single hung wood frame with no screens. The exterior and interior doors are solid core wood. The kitchen has an electric oven and range with vent hood, formica counter tops and wood cabinets. This home has a fireplace and four window unit air conditioners. There is a 594 sq. ft. detached garage iwth a concrete foundation, wood frame, vinyl siding, and a composition roof.

Outbuilding and Sheds - There are various old out building and sheds located around the compound area. These structures are old and in varying condition, but some still have some utility.



FRONT VIEW OF THE MAIN RESIDENCE

REAR VIEW OF MAIN RESIDENCE





SIDE AND REAR VIEW OF THE MAIN RESIDENCE

VIEW OF THE LIVING ROOM IN MAIN RESIDENCE





VIEW OF THE KITCHEN IN THE MAIN RESIDENCE

VIEW OF THE DINING ROOM IN THE MAIN RESIDENCE





FRONT VIEW OF THE MOTHER'S HOUSE

REAR VIEW OF THE MOTHER'S HOUSE





FRONT VIEW OF GARAGE AT THE MOTHER'S HOUSE

SIDE AND REAR VIEW OF GARAGE AT THE MOTHER'S HOUSE





FRONT VIEW OF THE GRANDMOTHER'S HOUSE

REAR AND SIDE VIEW OF THE GRANDMOTHER'S HOUSE





SIDE VIEW OF GARAGE AT THE GRANDMOTHER'S HOUSE

FRONT VIEW OF GARAGE AT THE GRANDMOTHER'S HOUSE





FRONT AND SIDE VIEW OF THE TACK ROOM

VIEW OF LOAFING SHED





VIEW OF THE SITTING AREA BEHIND THE MAIN RESIDENCE



VIEW OF COUNTY ROAD 4670 LOOKING WEST

VIEW OF COUNTY ROAD 4670 LOOKING EAST





VIEW OF MAIN ENTRANCE GATE TO THE LAZY P RANCH

VIEW OF MAIN ENTRANCE ROAD ON THE SUBJECT PROPERTY





VIEW OF PERIMETER FENCING ON THE SUBJECT RANCH

VIEW OF NORTH NINE ACRE ROAD





VIEW OF NATIVE VEGETATION ON THE SUBJECT

VIEW OF NATIVE VEGETATION ON THE SUBJECT





VIEW OF TYPICAL RANCH ROAD ON THE SUBJECT PROPERTY

VIEW OF TYPICAL VEGETATION THROUGH OUT THE SUBJECT





VIEW OF THE 136 ACRE EAST FIELD

VIEW OF THE SOUTHEAST FIELD





VIEW OF STOCK TANK AT HEADQUARTERS COMPOUND

VIEW OF NATIVE VEGETATION ON THE SUBJECT





VIEW OF WATER WELL

VIEW OF HORSE CORRALS



SALES PRICE

\$1,174,000.00 or \$2,500.00 per acre
Surface estate only

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