

880.542 ACRE HUAJUCO RANCH  
SOUTHEASTERN LASALLE COUNTY TEXAS

**LOCATION:** Approximately 22 miles southeast of Cotulla, Texas on Farm to Market Road 624, then about 4 miles on Huajuco Road. The property is located at the northwest corner of Huajuco and Los Cuernos Roads, with approximately 6,214.18 feet of frontage on the southwest side of Huajuco Road, and another 7,171.21 feet along the north side of Los Cuernos Road.

**DESCRIPTION:** The property is comprised of 880.542 acres of contiguous native rangeland with level to sloping terrain. The property is irregularly shaped with the general flow of drainage from the northwest to the southeast, **along the Nueces River, which traverses through the western section of the property for about 3,820 feet.** The elevation ranges from a low of about 300' MSL in the Nueces River bed in the western section of the ranch to a high of about 324' MSL at the far northern tip of the property. Soils on the property fall within the Cotulla-Brundage-Moglia and Coquate Cochina soil associations, all comprised mostly of nearly level to gently undulating, very slowly permeable soils with a clayey or loamy surface layer and non saline or saline, clayey subsoil. Vegetation on the property includes a good mixture of native South Texas brush with a dense to semi-dense medium high canopy. There are approximately 129 acres (an old field) in the north central portion of the property in various stages of regrowth brush.

**COMMENTS:** This property is the southern portion of the original 3,795.669 acre Franklin Ranch, which was split up in 2002. About 770.00 acres of **the ranch is perimeter fenced in its entirety with new 8' net wire game proof fencing. The remaining 87.00 acres located along the Nueces River, is perimeter fenced in typical barbed wire.** Domestic water is supplied by a water well equipped with an electrical submersible pump, and is located in the western section of the ranch near the Nueces River. The well is estimated to be at a depth of 40 feet and produces about 15 gpm, and provides water via an underground pipeline to two earthen stock

tanks, one of which is located in the western section of the property and the other in the south central section of the ranch. There is a water line that traverses through the property providing water to the property from a water well on the adjoining ranch to the south. This is a deeded water well agreement which transfers with the property. Surface water is also provided by over 3,820 feet of frontage along the Nueces River.

**MINERALS:** Surface estate only; the current owner owns **no** subsurface minerals.

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GARDNER RANCH SALES, LLC

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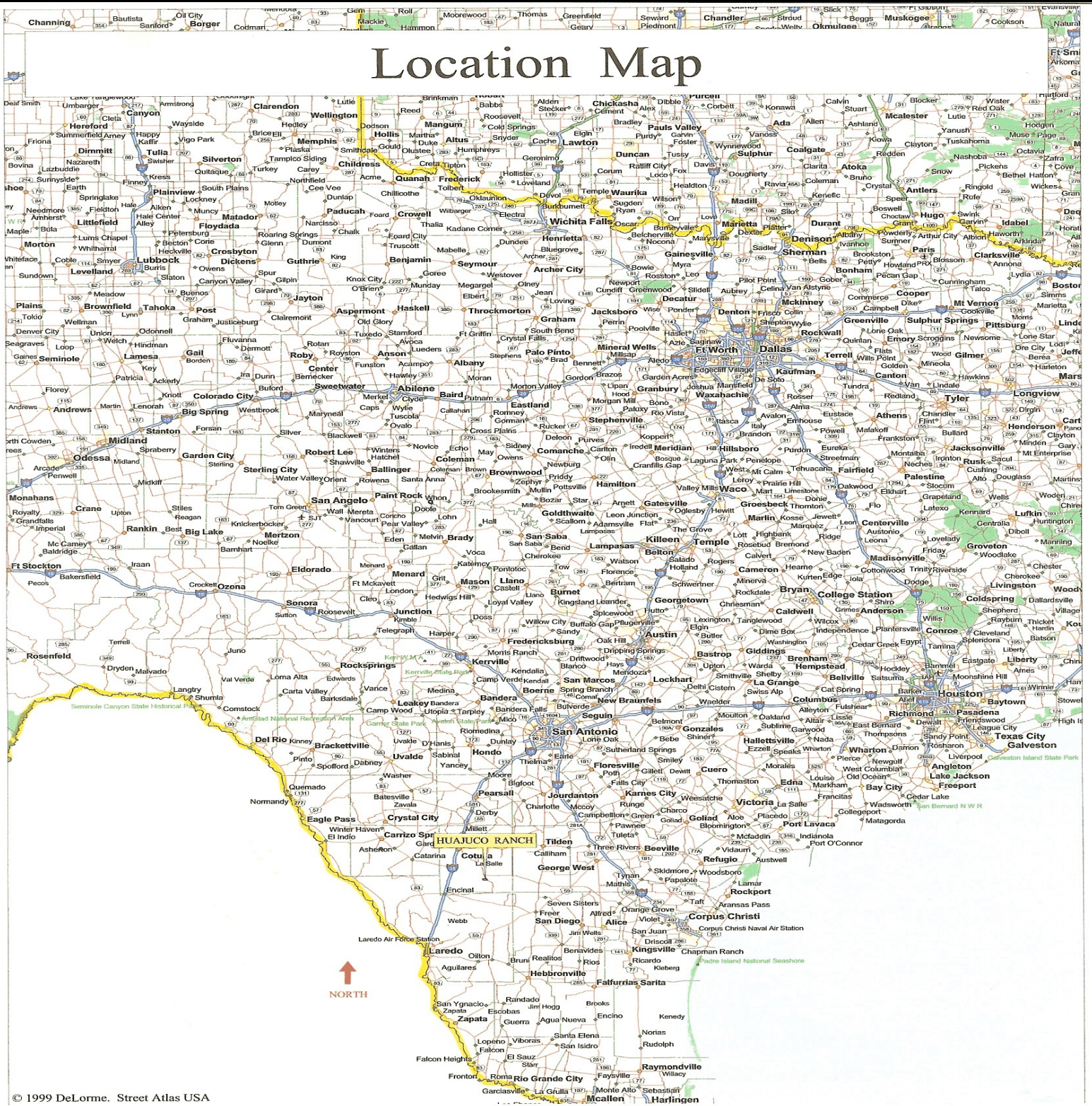
SALES PRICE

\$2,200,000.00 OR \$2,500.0 PER ACRE

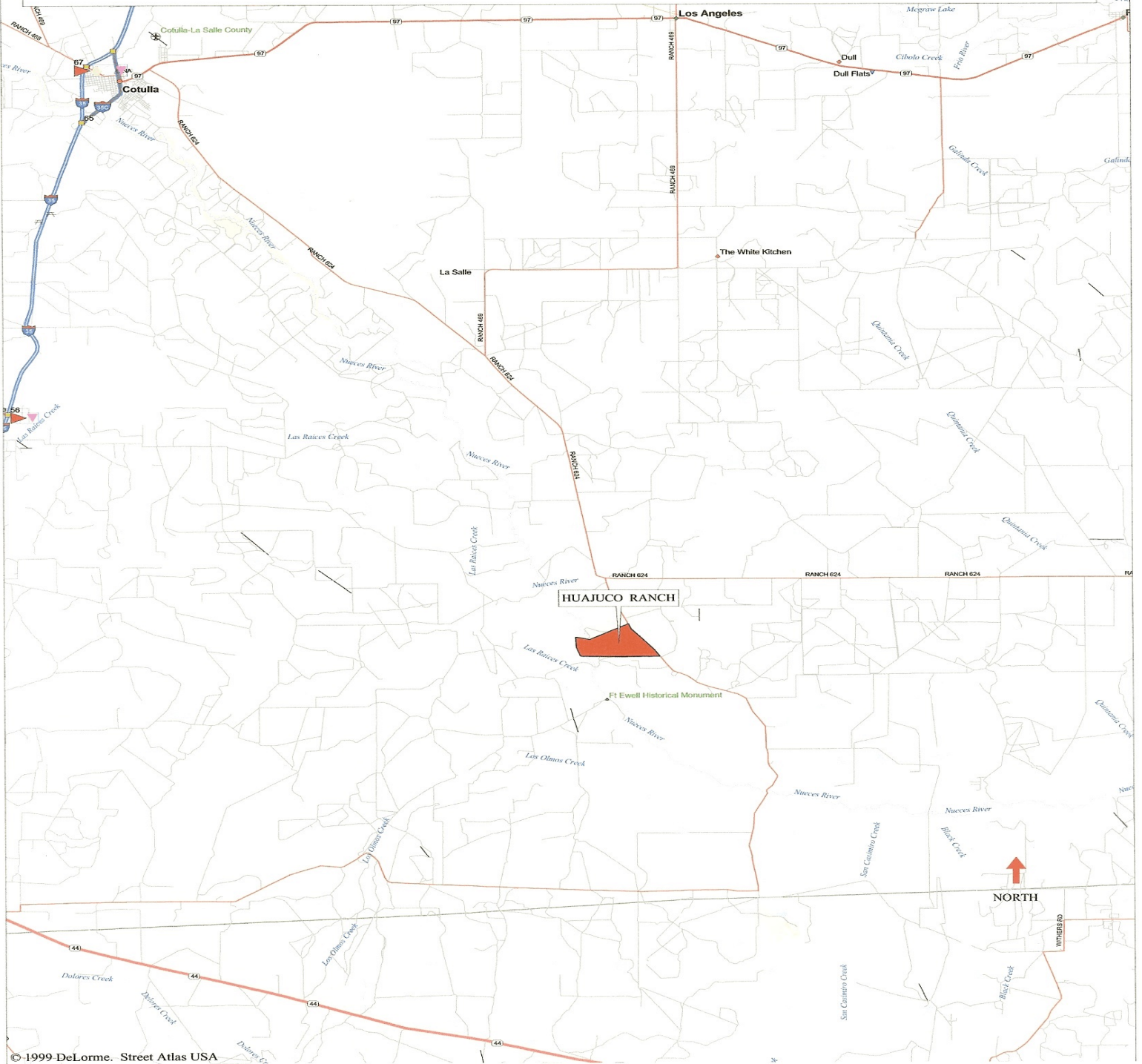
All photographs in this brochure were taken on the Huajuco Ranch.

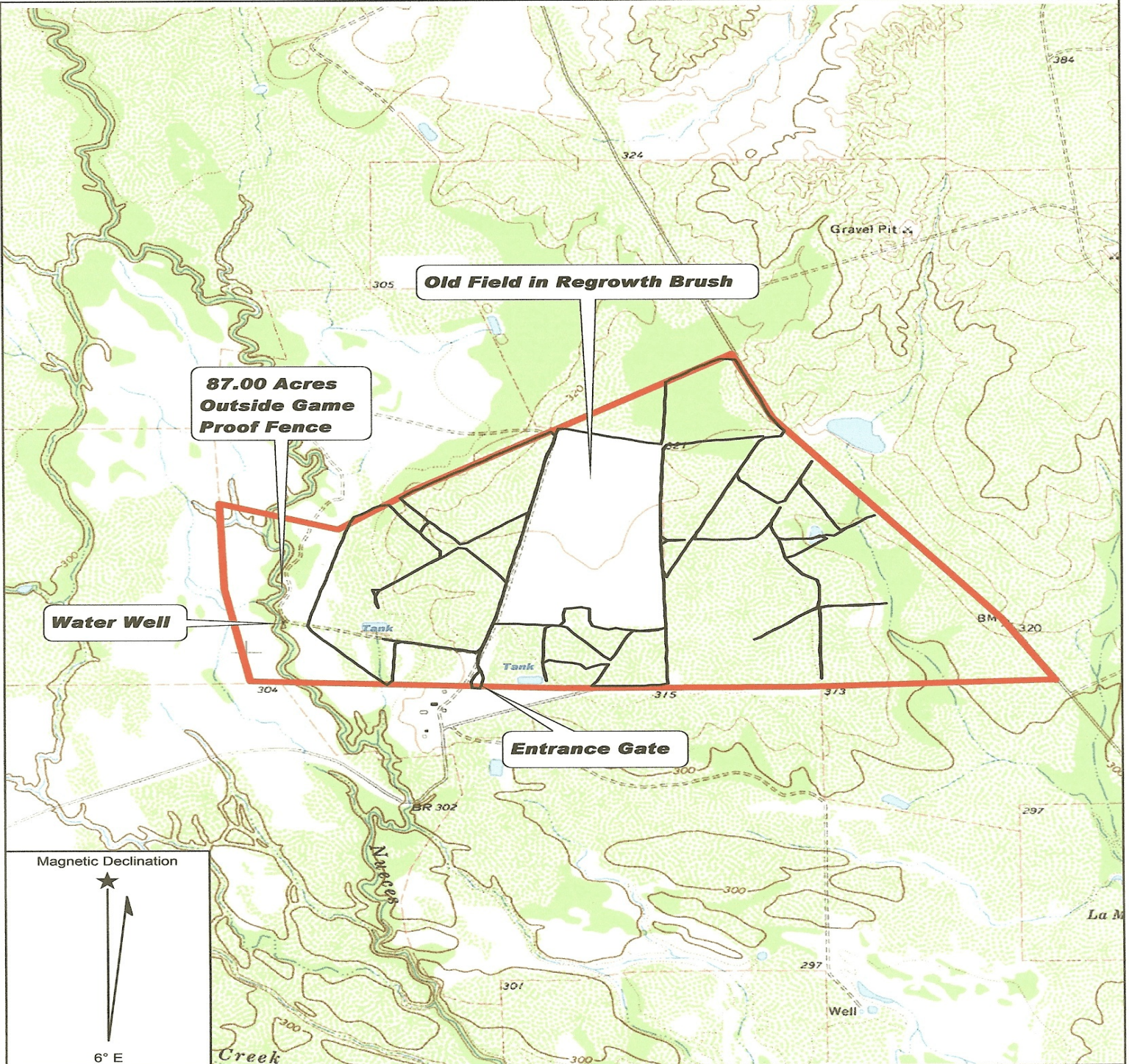
The information on this property is presented subject to errors, omissions, change of price or conditions, prior sale, or withdrawal without notice. Further, the information on this property is provided without any guarantee, warranty, or representation, express or implied.

# Location Map



# Area Map





**Water Well**

**87.00 Acres  
Outside Game  
Proof Fence**

**Old Field in Regrowth Brush**

**Entrance Gate**

Magnetic Declination

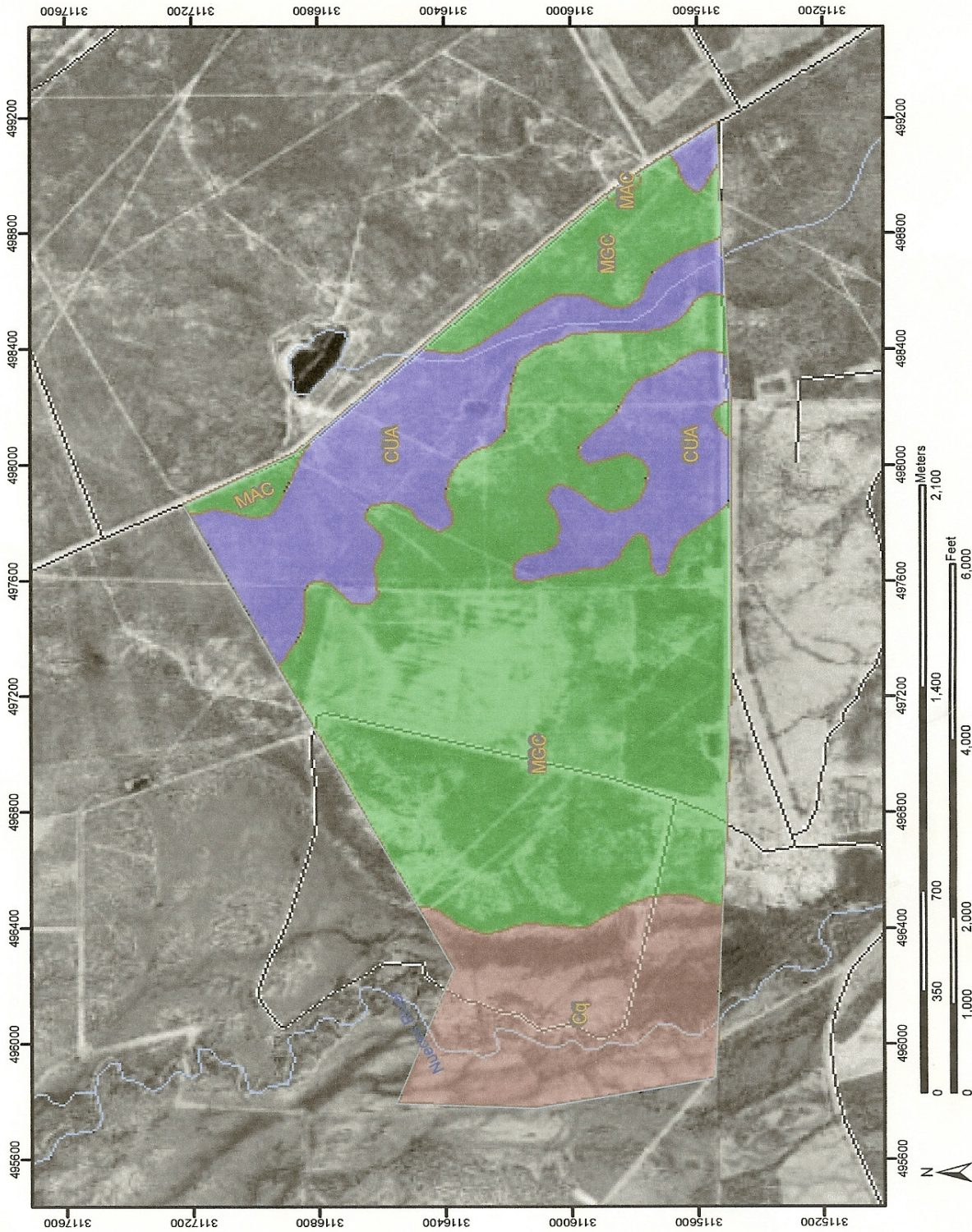


6° E

















Name: CAIMAN CREEK NE  
Date: 5/29/2008  
Scale: 1 inch equals 1818 feet

Location: 028° 10' 19.90" N 099° 01' 42.93" W NAD27  
Caption: Topographical Map - for the 880.542 Acre Huajuco Ranch

Ecological Site Name: NRCS Rangeland Site—La Salle County, Texas  
(Huejunco Ranch Soil Survey Map)



## MAP LEGEND

- Area of Interest (AOI)**
  -  Area of Interest (AOI)
- Soils**
  -  Soil Map Units
- Soil Ratings**
  -  LOWLAND PE 25-44
  -  SALINE CLAY LOAM PE 25-44
  -  SALINE CLAY PE 19-31
  -  Not rated or not available
- Political Features**
  - Municipalities**
    -  Cities
    -  Urban Areas
- Water Features**
  -  Oceans
  -  Streams and Canals
- Transportation**
  -  Rails
- Roads**
  -  Interstate Highways
  -  US Routes
  -  State Highways
  -  Local Roads
  -  Other Roads

## MAP INFORMATION

Original soil survey map sheets were prepared at publication scale. Viewing scale and printing scale, however, may vary from the original. Please rely on the bar scale on each map sheet for proper map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: UTM Zone 14N

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: La Salle County, Texas  
 Survey Area Data: Version 7, Jan 3, 2007

Date(s) aerial images were photographed: 1/14/1995

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Ecological Site Name: NRCS Rangeland Site

Ecological Site Name: NRCS Rangeland Site— Summary by Map Unit — La Salle County, Texas				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Cq	Coquat clay, frequently flooded	LOWLAND PE 25-44	142.7	16.1%
CUA	Cotulla clay, nearly level	SALINE CLAY PE 19-31	210.4	23.7%
MAC	Mata gravelly sandy clay loam, gently undulating	SALINE CLAY LOAM PE 25-44	11.1	1.2%
MGC	Moglia clay loam, gently undulating	SALINE CLAY LOAM PE 25-44	523.9	59.0%
Totals for Area of Interest (AOI)			888.1	100.0%

### Description

An ecological site name provides a general description of a particular ecological site. For example, "Loamy Upland" is the name of a rangeland ecological site. An "ecological site" is the product of all the environmental factors responsible for its development. It has characteristic soils that have developed over time; a characteristic hydrology, particularly infiltration and runoff, that has developed over time; and a characteristic plant community (kind and amount of vegetation). The vegetation, soils, and hydrology are all interrelated. Each is influenced by the others and influences the development of the others. For example, the hydrology of the site is influenced by development of the soil and plant community. The plant community on an ecological site is typified by an association of species that differs from that of other ecological sites in the kind and/or proportion of species or in total production. Descriptions of ecological sites are provided in the Field Office Technical Guide, which is available in local offices of the Natural Resources Conservation Service. Descriptions of those displayed in this map and summary table may also be accessed through the Ecological Site Assessment tab in Web Soil Survey.

Ecological sites and their respective unique set of characteristics are uniquely identified by the Ecological Site ID. The same Ecological Site Name may be assigned to multiple Ecological Site IDs. If you wish to display a map of unique ecological sites, it is recommended that you select the Ecological Site ID attribute from the choice list.

### Rating Options

- Class:* NRCS Rangeland Site
- Aggregation Method:* Dominant Condition
- Component Percent Cutoff:* None Specified
- Tie-break Rule:* Lower



VIEW OF LOS CUERNOS ROAD

VIEW OF HUAJUCO ROAD





VIEW OF MAIN ENTRANCE GATE

VIEW OF NATIVE VEGETATION





VIEW OF NATIVE VEGETATION

VIEW OF EARTHEN STOCK TANK





VIEW OF WATER WELL

VIEW OF UNDERGROUND WATER LINE





VIEW OF SENDERO

VIEW OF SENDERO





VIEW OF STOCK TANK

VIEW OF NATIVE VEGETATION





VIEW OF CONCRETE WATER TROUGH

VIEW OF NATIVE VEGETATION







VIEW OF NUECES RIVER

VIEW OF NUECES RIVER

