

Jacalon Ranch

FM 649

Hebbronville, Texas



Jacalon Ranch

SW of Hebbronville, Texas

Superb Quail & Trophy Native Whitetail

Size & Location: 10,449 acres +/- The ranch is situated in the eastern portion of Webb County near the northwest corner of Jim Hogg County. The southern portion of the ranch is in Zapata County. The access is from frontage on paved FM 649.

General: This area is famous for excellent quail hunting and trophy native whitetail. The surrounding ranches are large and most have been owned by the same families for many years. The Jacalon is most unique in that a portion of the Bordas Escarpment runs through the upper part of the ranch bringing together the red sandy country and motte savannas of the coastal plains with the flat to rolling hills of the lower brush country. The edges of the escarpment provide stunning views and outlook points, it is also a very beautiful site when in the lower pastures looking back east to the escarpment. The ranch really provides several very distinct habitats, with red sand country, the hills, and the flat terrain typical of lower South Texas.

Improvements: Nice lodge comprised of eleven suites adjoining a 2 story main lodge building, all situated on a scenic overlook about one mile into the property off paved FM 649. Native landscaping in front of the lodge compliments the fire pit and outdoor seating area. Phone, high speed Internet, dish satellite and some 8,000 gallons of added rainwater collection for landscape and general outdoor use. The lodge and suites are turn-key with Mexican and southwestern furniture and décor. The ranch has 1000 gallon diesel and gasoline tanks along with three steel container units.

Water: One windmill located in the very front at approximately 200 feet and two 1 year old wells set about 400 feet with 4500 gallon storage. They have been estimated to flow at 10-15 gallons each with excellent drinking quality water. Deeper well in the ranch at approximately 700 feet is good for wildlife, stock and filling tanks. There are some 20+ surface lakes on the ranch. In addition, several creeks and drainages traverse the ranch.

Vegetation: This ranch has just about every variety of browse and forbes that serious ranch buyers look for. The soils include Brundage Fine Sandy Loam, Copita Fine Sandy Loam, Hebbronville Loamy Fine Sand, Maverick-Catarina Complex, Zapata- Outcrop Complex, Gently Undulating. Very seldom does one ranch have this much diverse habitat, topography and soil types.

Wildlife: Trophy deer herd managed under MLD Level III permit, 2009-2010 will be the fourth season of extremely limited hunting pressure. Excellent dove and quail hunting populations. Some of the 20 lakes are stocked and they attract lots of waterfowl in the winter.

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El Jacalon Ranch
Hebbronville, TX

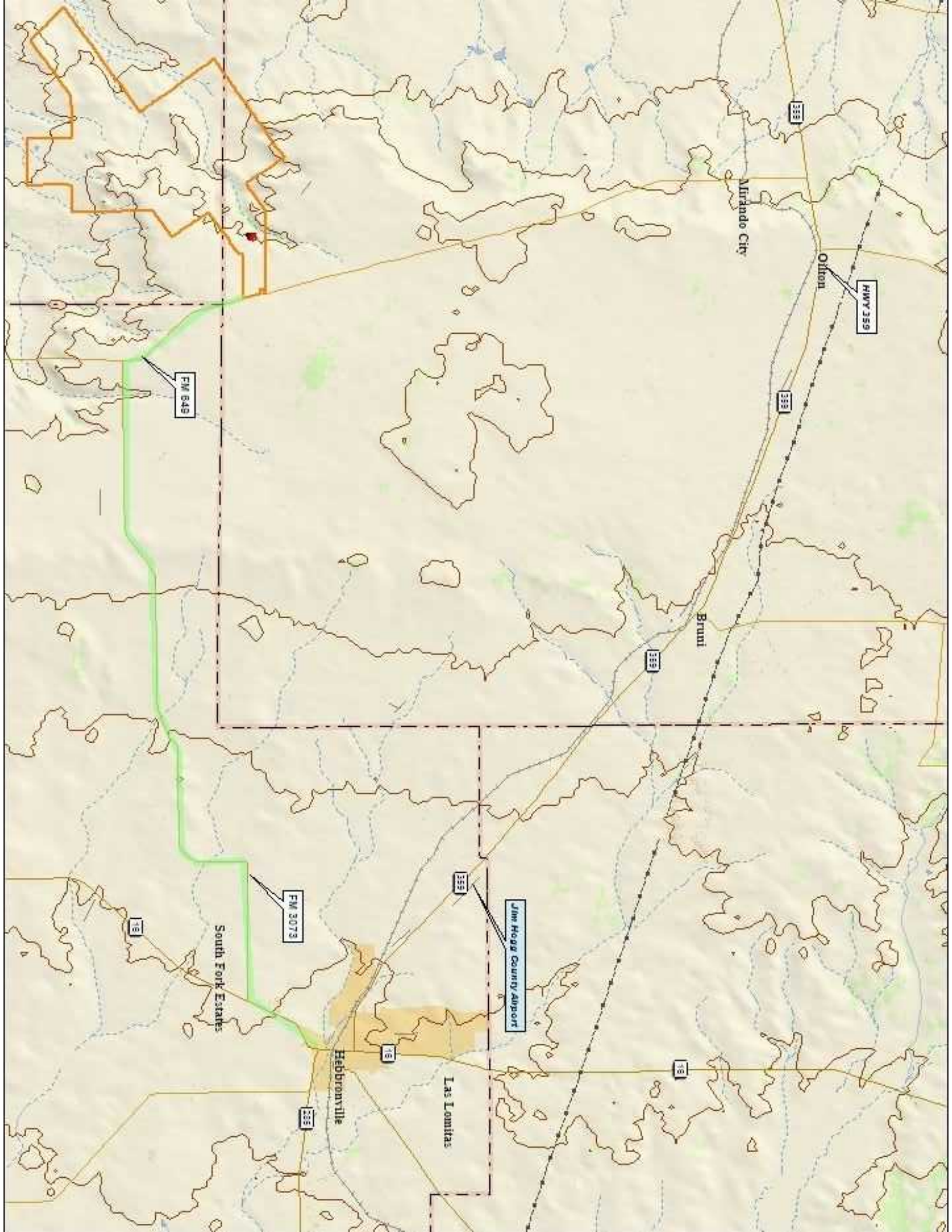
Minerals: Seller does not own the minerals. There is production.

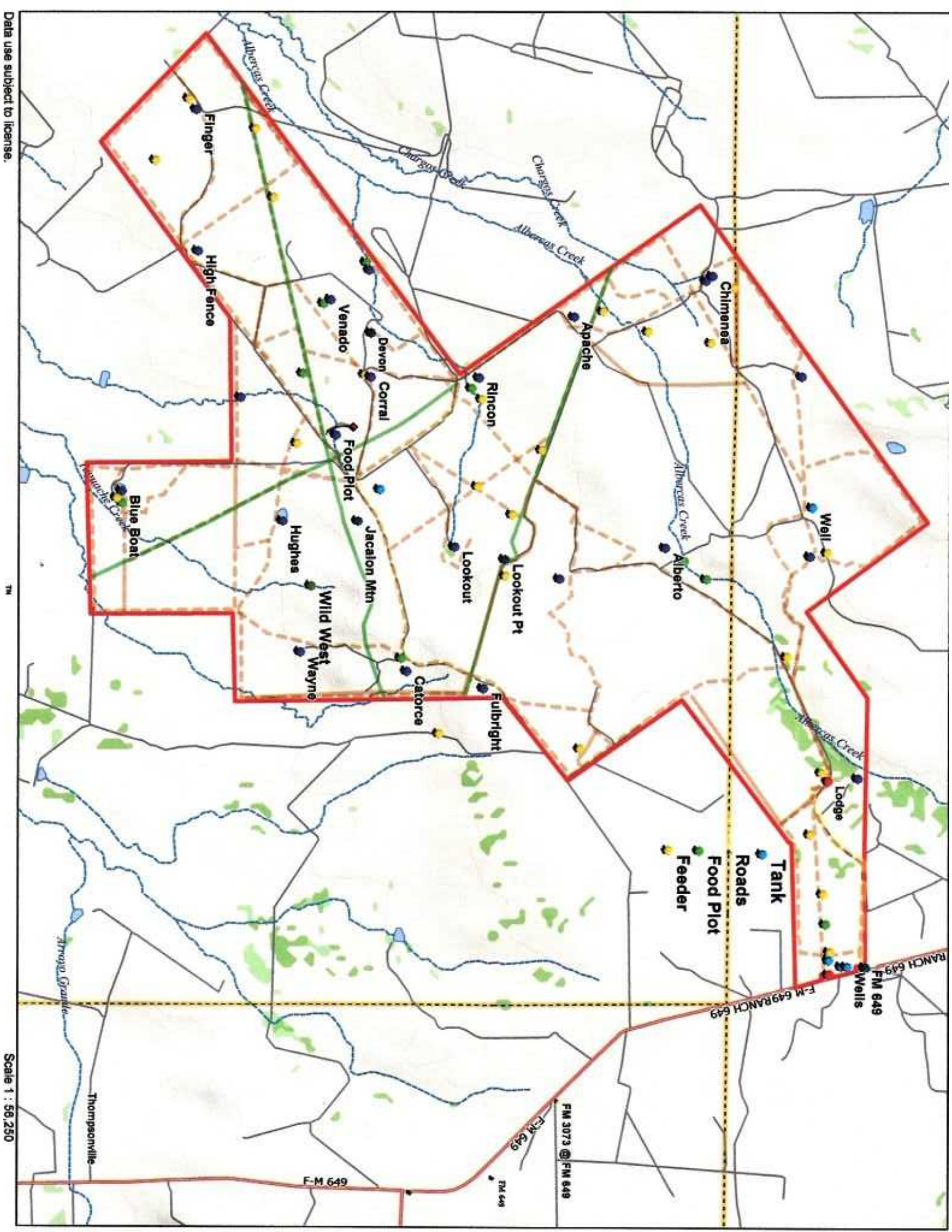
Price: Offered at \$15,621,255 / \$1495 acre

. ****Seller will consider division of the ranch****

Contact: John A. Gould @ **Direct:** 512.422.4377
Shown by appointment only.

Comments: Very special ranch, as good as South Texas has to offer. Great location 20 minutes to Hebbronville and the Jim Hogg County Airport and 40 minutes to Laredo International Airport. Close to the Rio Grande Valley and the Texas Coast.















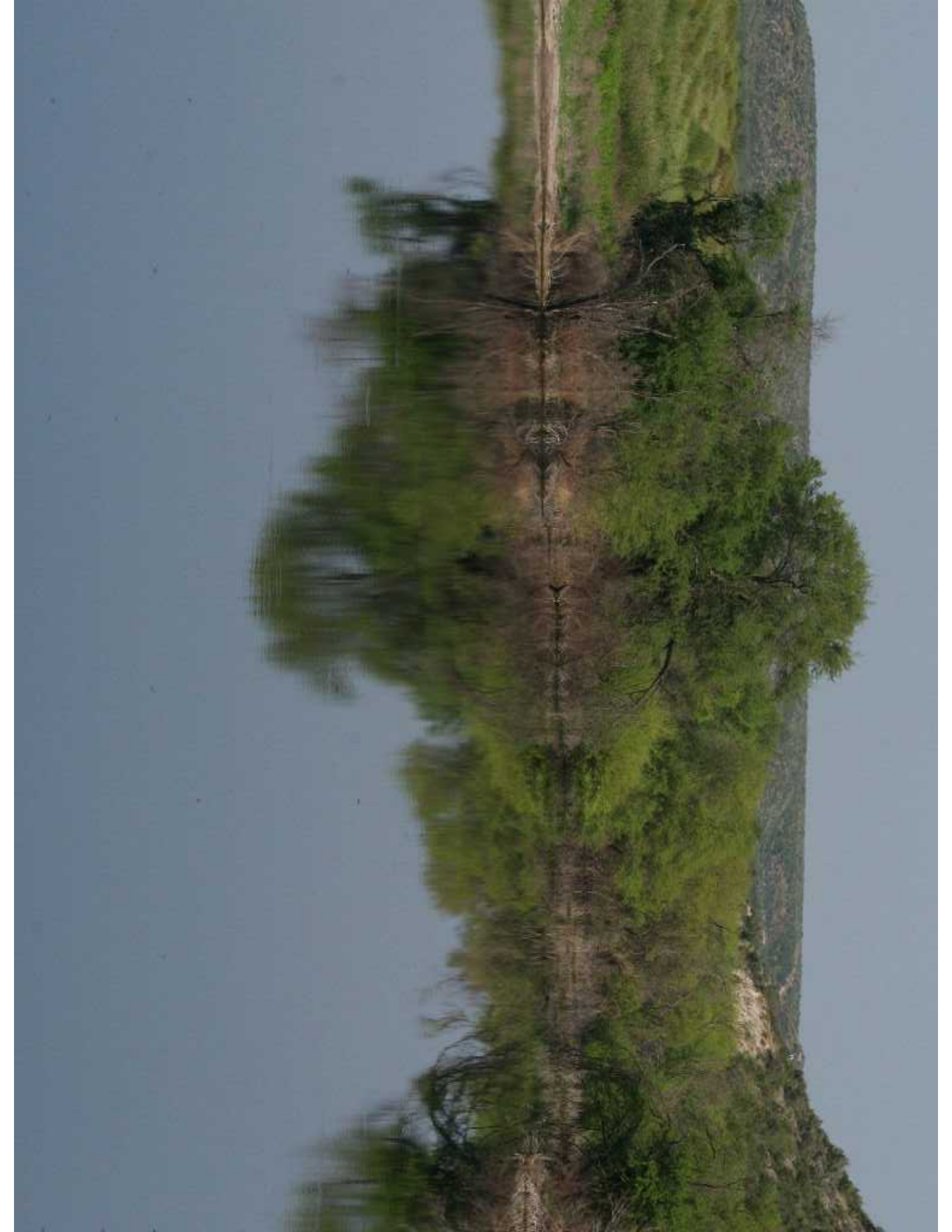
















Remington's
“The Buck Stops Here with Mike Hanback”

Premiers Friday, September 4th at 9 PM /Easter(8 Central)
on the **VERSUS** channel.

“ The show we filmed at El Jacalon Ranch last January really showcases the ranch, with great aerial views and scenes of the excellent deer habitat – and tons of footage of big, mature bucks! Jacalon is definitely one of the best ranches I’ve ever hunted in South Texas. It’s an incredible place.”

–Mike Hanback





















