



## RANCHO RASANTE REAL

Kinney County, TX | 1835 ± ACRES

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## THE RANCH

Rancho Rasante Real is a sportsman's paradise located in Kinney County approximately 4 Miles northeast of Brackettville with frontage on FM 334. This 1835+/- acre high-fenced, white-tailed deer, and exotic hunting ranch has all the amenities a dream ranch should have. Trophy white-tailed deer, over 20 species of exotics from around the world, a nice comfortable lodge, foreman's house, barns, deer pens, blinds, feeders, are just a few of the features. Rancho Rasante is a turnkey operation, ready for a new owner to utilize and enjoy. Although presently a private hunting preserve, this ranch has commercial, income producing possibilities for trophy white-tailed deer and the diverse exotic population can add further hunting throughout the year and possibly revenue generating opportunities by selling live broodstock.









## HABITAT

The habitat on the ranch is excellent with great South Texas brush diversity, having documented over 20 species including live oaks, hackberry, mesquite, granjeno, Texas persimmon, guajillo, Brazil, guayacan, prickly pear, and an abundant variety of other high protein species. Terrain on the ranch is relatively flat to undulating with a couple drainages that traverse the ranch including wet weather Lindsey Creek. Soil types include Olmos-Langtry association, shallow soils with 1 to 8 percent slopes and Uvalde silty clay loam, dry, 0 to 2 percent slopes. There are several small food plots distributed around the property and an excellent interior road system that provides access throughout the ranch and to all hunting stands and feeders.

## WATER

Rancho Rasante Real is well watered with 5 water wells including 3 electric submersible pumps and 2 solar powered. There are 5 water troughs that are filled by water lines or a water truck. There are also 6 small stock tanks, two of which are fed by the wells.

## WILDLIFE

A healthy population of trophy whitetail deer has been intensely managed for more than 20 years. Broodstock from 250" Boone and Crockett pedigrees including 15 bucks and 62 does have been released on the ranch to improve the genetics. The ranch continues to be under intensive wildlife management and is enrolled in TPWD's Managed Land Deer Permit program. Survey and harvest data is available upon request. Other native wildlife species in abundance include Rio Grande turkey, dove and quail.

A great array of exotic animals including Axis deer, Sika Deer, Fallow deer, Blackbuck antelope, Aoudad, Ibex, Mouflon sheep, nilgai antelope, Red Stag, Eland, Buffalo, Watusi and hogs can be found. Additionally, there are two breeding pens totaling 5 (1 & 4) acres which currently have breeding herds of Nubian Ibex (22) and Transcaspien / Urial sheep (28).

## MINERALS

The seller will convey all minerals owned, but exact mineral content is unknown.





## IMPROVEMENTS/AMENITIES:

Rancho Rasante is a highly improved, high fenced ranch ready for immediate enjoyment. There are 2 houses on the ranch, a covered barn with a walk-in cooler and game cleaning room.

**Main Lodge-** The main lodge is approximately 3100 sq.ft., with 5 bedrooms, 3 baths, fireplace, study, utility room, large kitchen-dining-living area, covered carport, back patio with jacuzzi hot tub, and large firepit. It is completely furnished with outstanding furnishings. Everything included except personal items.

**Foreman's House-** The rock foreman's house has 2BR/loft/2BA and comes completely furnished. Except for personal items, all furniture, animal mounts, kitchen appliances, and miscellaneous items are included in the sale.

**Barn-** The large metal 50' x 60' barn has a walk-in cooler and game cleaning area. Adjacent to the barn is a 25' X 40' covered pole barn and 40' storage container. There are older pipe livestock pens, 4 horse stalls, dog kennel, and a roping arena.

The sale includes 10 modern, elevated hunting blinds, 16 modern, raised, boxed bow hunting blinds, 14 protein feeders, 15 corn feeders, and 5 turkey feeders. In 2021, a luxury 400 sq.ft. MEGA EXECUTIVE BLIND, with dual zone air-conditioning, restroom, wet bar, granite counters, large side by side refrigerator, wine refrigerator, big screen TV, 7 sliding windows, and fully remote-controlled corn and protein feeders was built. A large overhead 28-ton double, overhead feed bin and a smaller 11 ton corn silo are included.

### Equipment includes:

- 3 side by side UTV's
- 2 single cab pickups
- John Deere 4020 Tractor with 10' shredder,
- 12' double disk
- 12' grain drill
- Caterpillar 415F2il Industrial Loader with 3-way blade & bucket
- Water truck
- Feed wagon



*Very few exceptional turnkey, trophy white-tailed deer and exotic hunting ranches such as Rancho Rasante Real come on the market. It represents an extraordinary opportunity for an astute ranch buyer, businessman, or investor. It is a beautiful place for family and friends to relax and enjoy south Texas and would make an excellent corporate retreat or business operation.*

**If commercial interests are your goal, Rasante Real is truly a once in a lifetime opportunity to own a piece of Texas, Africa, and Asia all in one location.**

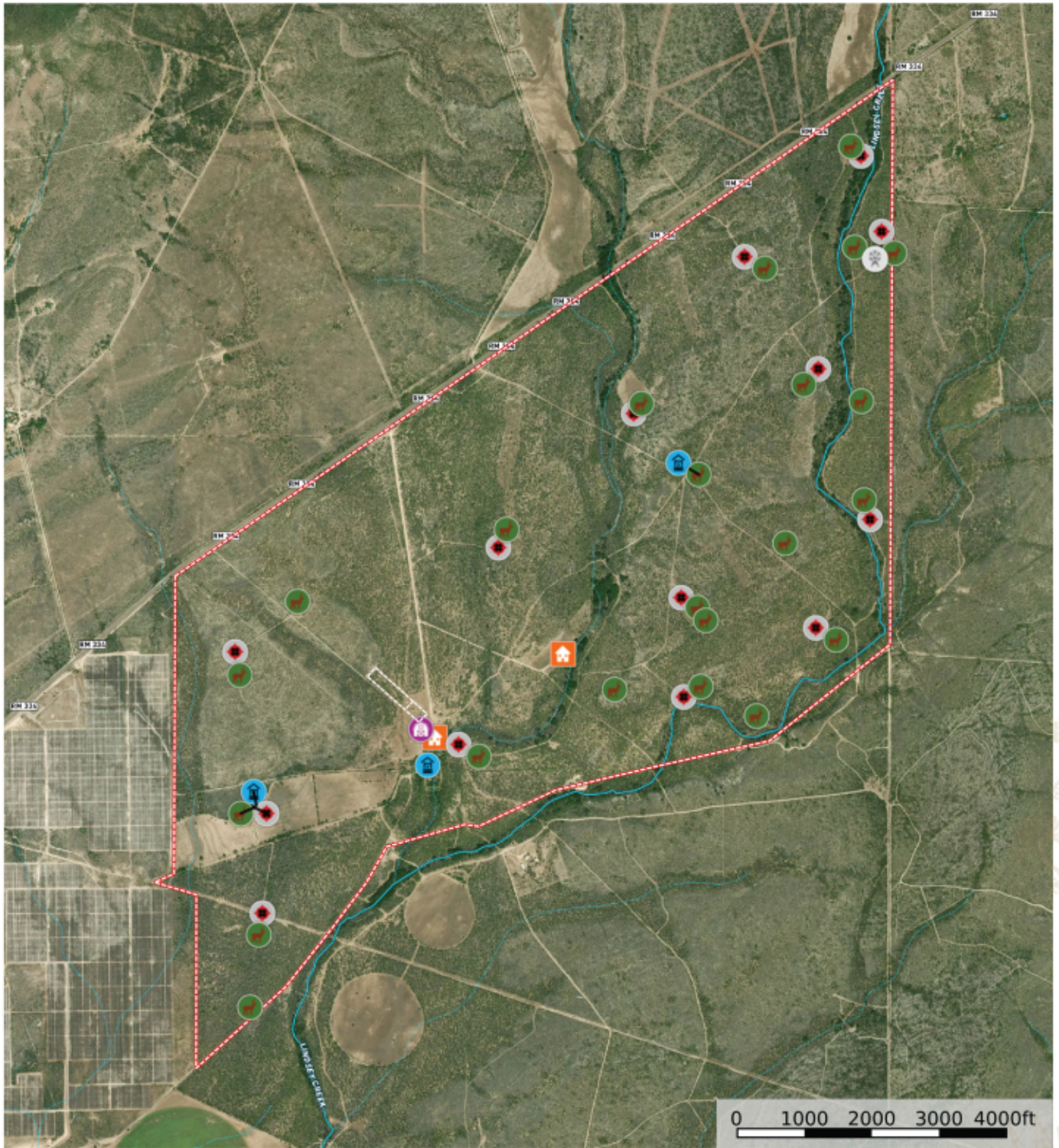
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# Rancho Rasante Real

Kinney County, Texas, 1835 AC +/-



- Windmill
- Feeder
- Blind
- Well
- Barn
- House
- Fence
- Pond / Tank
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

**id.** The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



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