

# *Loma Rocosa Ranch*



ranchline

## *A Hunter's Dream...*

**E**normous blue skies, rolling hills heavily covered with brush and trees and a large pond stocked with fish set a brilliant backdrop for this spectacular ranch in the heart of South Texas. Renowned for its hunting, the Loma Rocosa Ranch is situated on the edge of an area that has come to be known as *The Golden Triangle*. Nationally known as the *Hunter's Paradise*, this area of South Texas offers abundant whitetail deer, wild hogs, turkey, dove, quail and feral hogs. This area also sits in the middle of the major fly-way for the United States' largest dove population.





# WHITETAIL

*Frio County is Big Buck Country...*

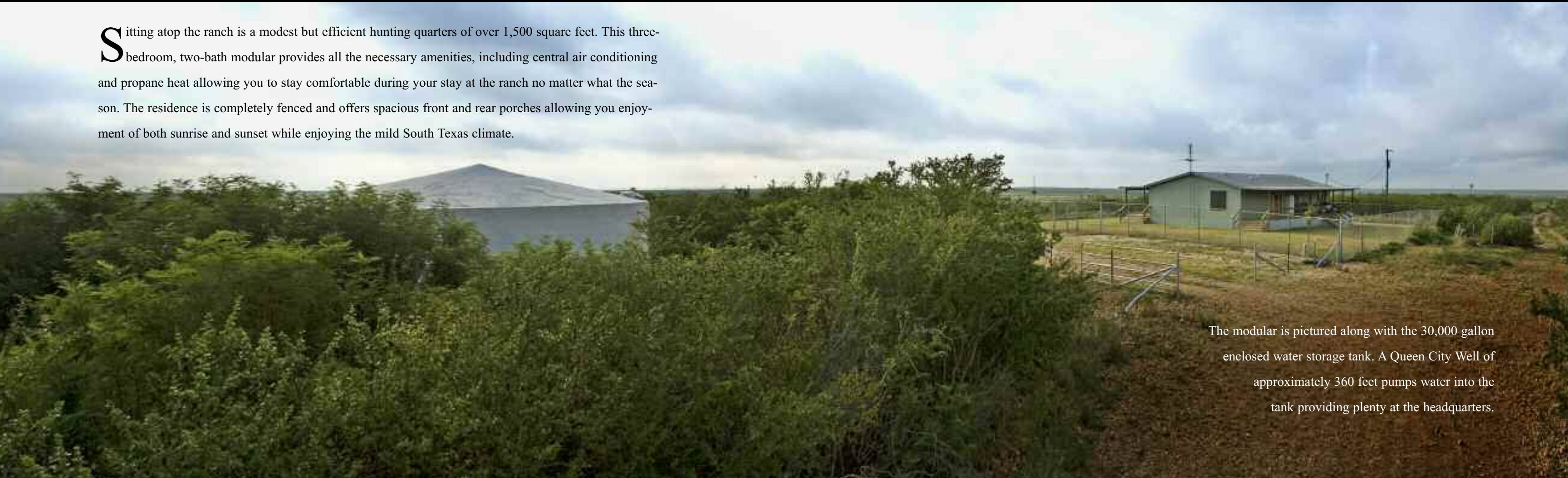


When the topic of South Texas deer hunting comes up, the big bucks of Frio County immediately come to mind. The Loma Rocosa Ranch is set in an area famous for its trophy whitetail deer. They grow them big in South Texas. The acclaimed red sand of Frio County has just the right forage required to produce big whitetail bucks. The ranch features an outstanding combination of beautiful, native brush and grass pastures. Native brush includes blackbrush and wild persimmon as well as guajillo, granjeno and guayacon. The ranch also offers an efficient road system allowing quick and easy access to every corner of the ranch.





Sitting atop the ranch is a modest but efficient hunting quarters of over 1,500 square feet. This three-bedroom, two-bath modular provides all the necessary amenities, including central air conditioning and propane heat allowing you to stay comfortable during your stay at the ranch no matter what the season. The residence is completely fenced and offers spacious front and rear porches allowing you enjoyment of both sunrise and sunset while enjoying the mild South Texas climate.



The modular is pictured along with the 30,000 gallon enclosed water storage tank. A Queen City Well of approximately 360 feet pumps water into the tank providing plenty at the headquarters.





The Loma Rocosa Ranch is a wildlife paradise and home to many large whitetail deer. The owner has introduced improved genetics to the deer herd with the purchase of 10 bred does from a highly regarded ranch in South Texas. The deer in these images were photographed on the ranch with motion detecting camera equipment that was automatically triggered when the deer approached the feeder.



This prime ranch property has been perfectly planned and is situated to take advantage of what comes naturally in this neck of the woods. A 765-acre high-fenced managed area with no easements, no pipelines or any other encumbrances allows you to professionally manage your wildlife. This high fence is in excellent condition, has been well-maintained and is pictured over the next few pages.



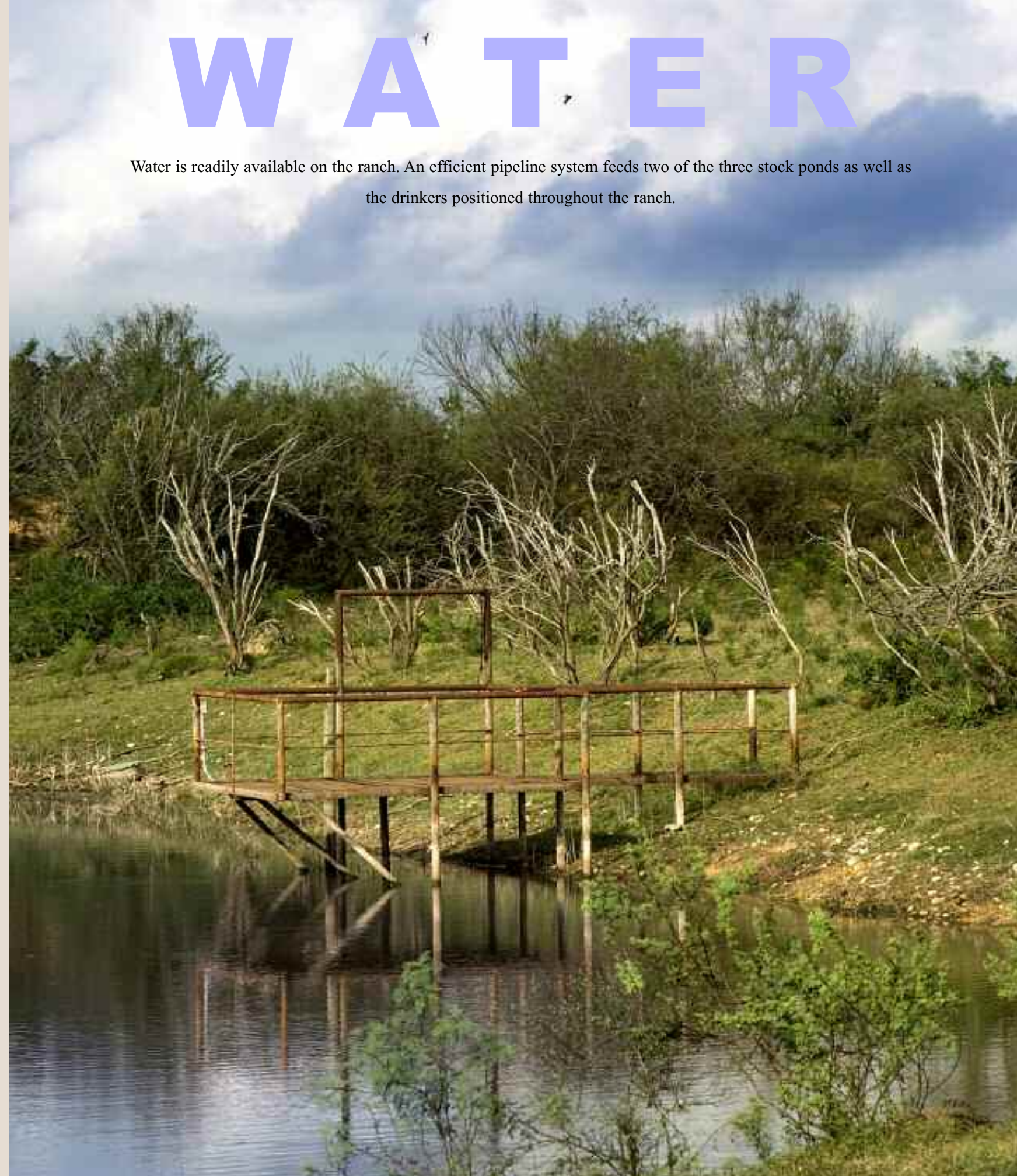






# WATER

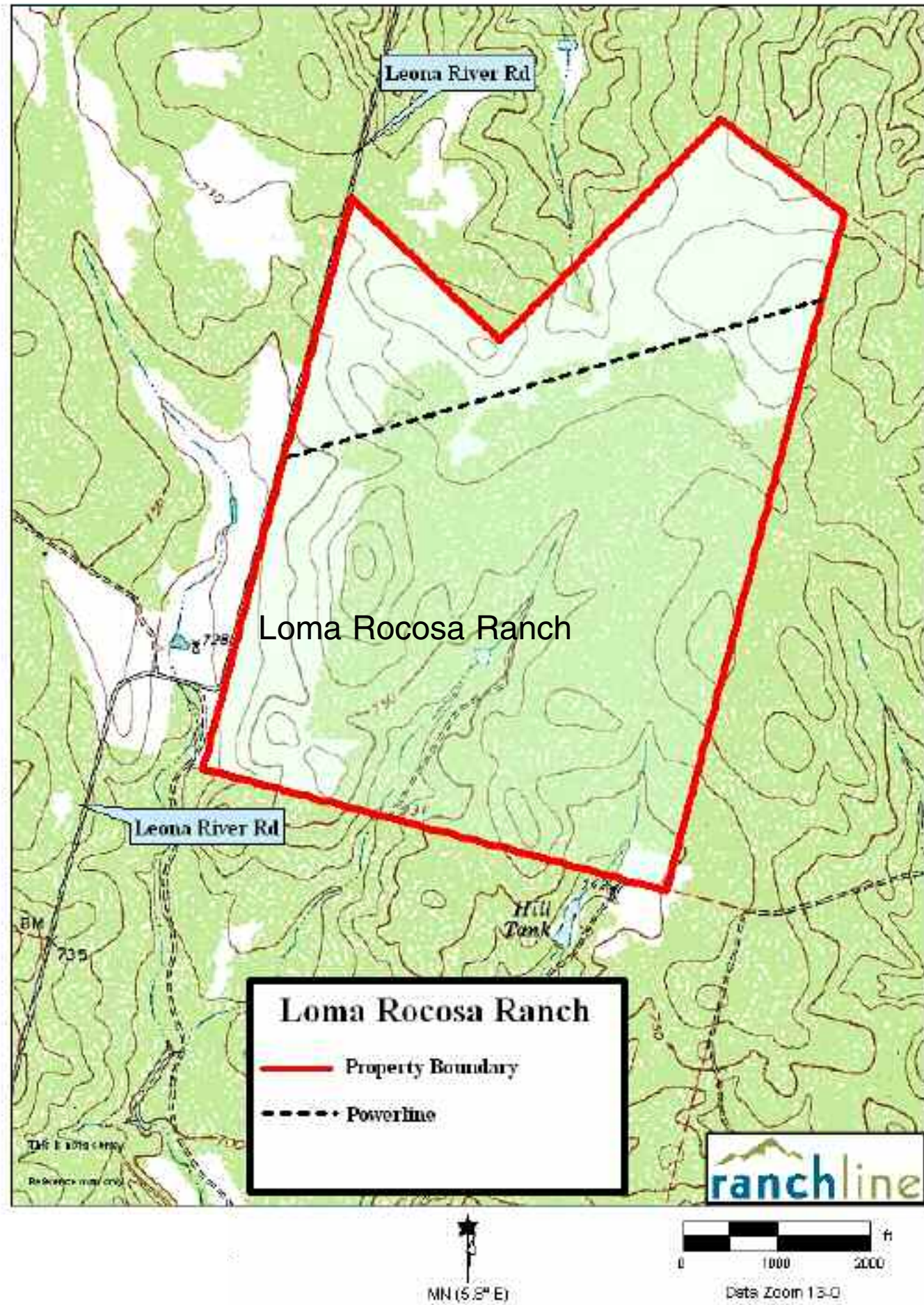
Water is readily available on the ranch. An efficient pipeline system feeds two of the three stock ponds as well as the drinkers positioned throughout the ranch.





Looking for a turn-key, top-notch, clean, ready-to-go-hunting facility?  
Look no further!

Loma Rocosa Ranch is not going to last long on today's ranch market. That's because it is a high-quality property that has been properly maintained and managed and is priced correctly in today's market. Call for your private tour. This property will be sure to amaze you!



## San Antonio, Texas



Only an hour drive from the Loma Rocosa Ranch, the city of San Antonio captures the spirit of Texas. The eighth largest city in the United States, the city has retained its sense of history and tradition, while carefully blending in cosmopolitan progress. The city has always been a crossroads and a meeting place. Sounds and flavors of Native Americans, Old Mexico, Germans, the Wild West, African-Americans and the Deep South mingle and merge. Close to twenty million visitors a year delight in the discovery of San Antonio's charms.

The actual founding of the city came in 1718 by Father Antonio Olivares, when he established Mission San Antonio de Valero, which became permanently etched in the annals of history in 1836 as The Alamo

where 189 defenders held the old mission against some 4,000 Mexican troops for 13 days. The cry "Remember the Alamo" became the rallying point of the Texan revolution against Mexico. Located in the heart of downtown, today The Alamo is a shrine and museum.

### An Urban Masterpiece

Amidst the daily hubbub of the busy metropolitan downtown, sequestered 20 feet below street level, lies one of San Antonio's jewels - the Paseo del Rio. Better known as the "River Walk," these cobblestone and flagstone paths border both sides of the San Antonio River as it winds its way through the middle of the business district. The River Walk has multiple personalities - quiet and park-like in some stretches, while

other areas are full of activity with European-style sidewalk cafes, specialty boutiques, nightclubs and gleaming high-rise hotels. The River Walk stretches for approximately two-and-a-half miles from the Municipal Auditorium and Conference Center on the north end to the King William Historic District on the south. Rio San Antonio Cruises, the river's floating transportation system, provides a novel method of sightseeing and people-watching in downtown San Antonio. Groups can also dine aboard open-air cruisers as they wind their way along the scenic waterway. River taxis deliver visitors to Rivercenter, a dazzling three-level glass shopping, dining and entertainment complex, and to the newly expanded Henry B. Gonzalez Convention Center.

# Loma Rocosa Ranch



### Distances to Texas Cities

San Antonio	.....70 miles
Austin	.....136 miles
Corpus Christi	.....145 miles
Dallas	.....330 miles
Del Rio	.....121 miles
El Paso	.....606 miles
Houston	.....251 miles
Laredo	.....100 miles

### Distances to Other US Cities

New Orleans	.....657 miles
Oklahoma City	.....522 miles
Denver	.....988 miles
Albuquerque	.....871 miles

Loma Rocosa Ranch offered exclusively by Ranchline  
 \$2,825,000  
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*Selling premier  
properties across the West...*



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