

# *Tehuacana Creek Ranch*



  
ranchline

# *A South Texas Dream...*

The Tehuacana Creek Ranch is a magnificent South Texas retreat set in a beautiful area that has become famous for its hunting. Whitetail deer, turkey, hogs, dove and quail are abundant here. Situated near Yancey, Texas, the ranch is less than 60 miles from downtown San Antonio. This is a ranch that has retained the flavor of the Old West and it will not last long in today's ranch market. This is a great opportunity to own a genuine Texas hunting ranch.





*Pastures of Klein and Johnson grass set a spectacular stage for huge, wide-open Texas skies.*



# Frio County



Located in the magnificent Frio County “Hunter’s Paradise,” the Tehuacana Creek Ranch offers a multitude of opportunity.

With its oak trees, thick brush and sandy soils, this property is a hunter’s or recreation lover’s dream come true.

There is electricity on the ranch and two irrigation wells.

The Tehuacana Creek is a wet weather creek and does not run continuously.





# San Antonio, Texas



Only an hour drive from the Tehuacana Creek 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.

# Tehuacana Creek Ranch



## Distances to Texas Cities

San Antonio	.60 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

Tehuacana Creek Ranch offered exclusively by Ranchline

\$1,400,000

Paul Taylor III

Toll-free 1-866-323-3111 or (505) 420-5585

[www.ranchline.com](http://www.ranchline.com)

[paul@ranchline.com](mailto:paul@ranchline.com)





## *Reaching New Heights in Ranch Sales*

Ranchline is an experienced team focusing on premier ranch properties across the West. Our proven marketing strategy and excellent service keeps us in high demand. We represent the finest ranch real estate and consult with buyers in their property acquisitions, nationwide.

## *Sell Your Ranch with Ranchline*

Ranchline is leading the way in accelerated and conventional marketing of premier properties. When it's time to put your ranch on the market, nobody gets results better than Ranchline.

*Selling premier  
properties across the West...*



**www.ranchline.com**

**Toll-free: 1-866-323-3111**

Mobile (505) 420-5585 ♦ Office (505) 622-1490

400 West 2nd, Roswell, NM 88201 ♦ e-mail: paul@ranchline.com ♦ www.ranchline.com