

# ABSOLUTE AUCTION

Saturday, March 24, 2007, 2 p.m. CST

Nueces Lake Ranch & Resort, Carrizo Springs, Texas  
Auction to be held on site.

*An Oasis on the Nueces*

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

Texas Real Estate Broker Paul Taylor, III, License No. 0536955

Texas Auctioneer Dan Kruse, License No. 7674

400 W. 2nd Street, Roswell, New Mexico • (505) 420-5585



# The Nueces Lake Lodge



## Nueces Lake Lodge

- 7,200 square foot lodge
- Adjoining 24 x 37 cabana
- 8,000 gallon water/storage pump
- 12,000 gallon water/storage pump
- One 9' x 12' cold storage
- 40 x 100 barn with air conditioned workshop
- 1,750 square foot horse barn with two stalls and 50 x 35 dog run
- Two 6-ton grain storage units
- River pump – 900 GPM

## Water Rights

The Nueces Lodge offers 144 acres of water rights @ 2 acre/feet totalling 288 acre feet of water

As you approach Nueces Lake Ranch & Resort, its sweeping beauty is unmistakable.

Dramatically standing up on a rise, overlooking the Nueces River, this ranch estate has a Texas feel with a touch of elegance. Typical of a south-western architectural design, the house looks as if it rose from the river

and took its rightful place in the sun.

The adjoining patio has a waterfall, a custom-built barbeque pit and smoker and a large fire ring for spectacular nights of entertaining or quiet reflection. The main patio overlooks the Nueces River and features a small fountain. This is a wonderful place for hosting your guests!





# The Nueces RV Park & Resort

## Nueces RV Park & Resort

- Approximately 150 total acres
- One mile of Nueces River/Lake frontage
- Fifty-Seven RV sites
- Manager's residence – 2-bedroom, 1-bath
- Garage & Carport
- RV office
- Two new rental cabins
- Wildlife zoo pens
- Three 20,000 gallon water storage tanks with chlorine system
- Two miles of paved roads
- River pump – 1,400 GPM slant turbine
- Center pivot irrigation system
- Working cattle pens
- 30 x 240 implement shed
- Red tile barn

## Water Rights

Nueces RV Park includes 125 acres of water rights @ 2 feet/acre totalling 250 acre-feet of water.



# The Nueces Farm & Ranch



*Private bass-stocked lakes!*

## Nueces Farm & Ranch

- Carrizo irrigation well with pump, 900 GPM
- Center pivot irrigation
- 269 acres of water rights

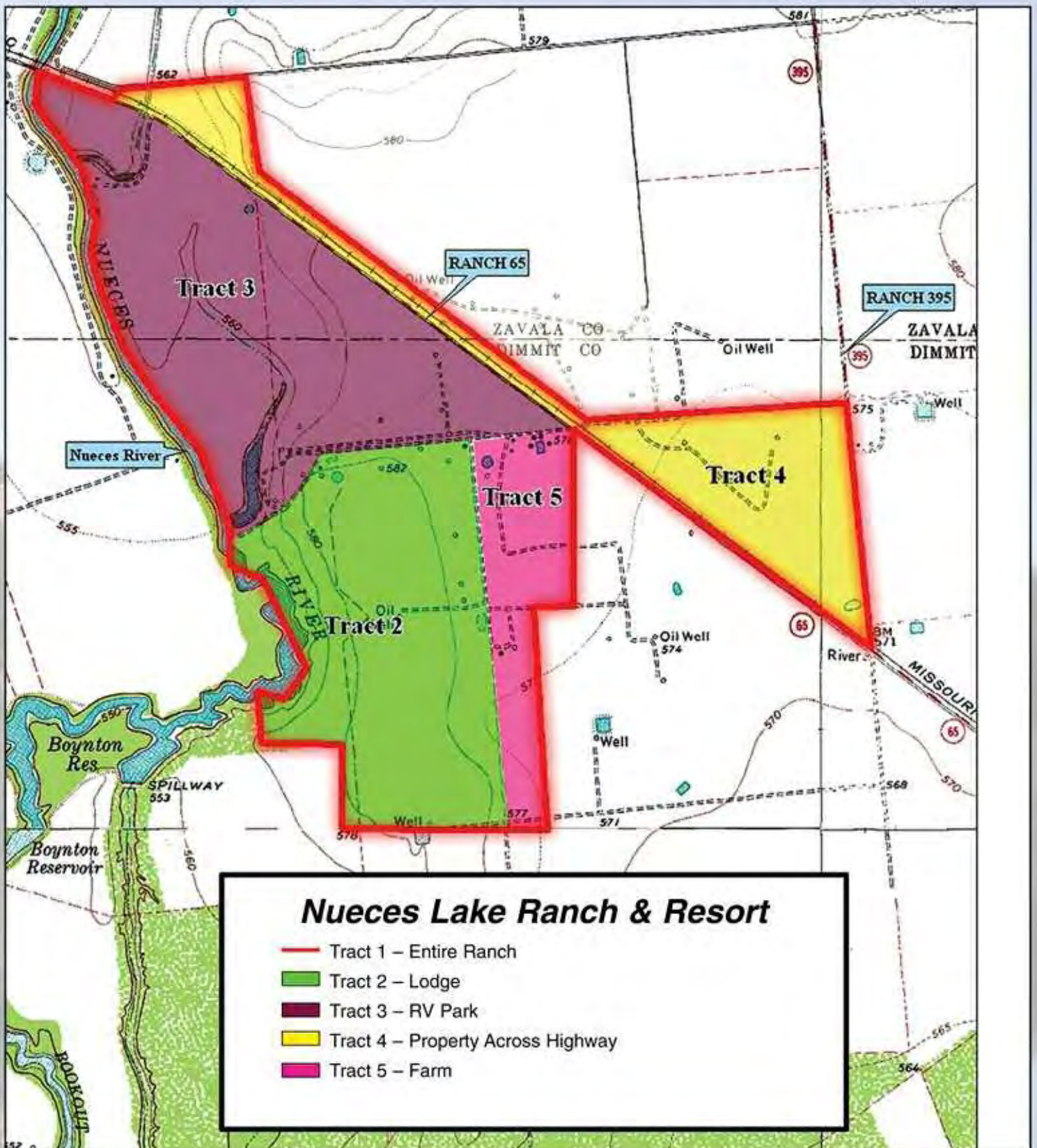
## HUNTERS! FISHERMEN!

### The Nueces Ranch is a Bird-Hunting & Fisherman's Paradise!

A top-notch bird sanctuary makes the Nueces Ranch one of the best birding areas in South Texas! The ranch also provides economical control of this bird habitat with water supply and fields. In addition, two private, bass-stocked lakes are kept at a constant level with water supplied by the Nueces River. One of those lakes is pictured in the photograph on the left.



# ABSOLUTE AUCTION



**Nueces Auction Hotline: 1-866-623-3111**  
**[www.ranchlineauction.com](http://www.ranchlineauction.com)**



# Terms & Auction Information

## Auction Information

Contact Paul Taylor, III for additional information regarding this auction.

Toll free: 1-866-623-3111  
www.ranchlineauction.com  
e-mail: ptaylor@rt66.com

## Auction Registration

Registration begins at 10 a.m. (CST) on Saturday, March 24, 2007. The auction will begin promptly at 2:00 p.m. The auction will take place on-site.

## Buyer Broker Information

A licensed and registered buyer's broker will receive a commission up to 2 percent in accordance with the Buyer Broker Participation Guidelines. Broker registration forms are available at www.ranchlineauction.com. Forms must be

completed and returned no later than 48 hours prior to the auction.

## Property Tour and Onsite Office

Representatives will be on site March 9, 2007 for inspection through auction day from 10 a.m. to 5 p.m. Contact a representative at 1-866-623-3111 for an appointment.

## Information Package

Request an information packet regarding this property. It is available by calling 1-866-623-3111, by e-mailing ptaylor@rt66.com, or download a copy at www.ranchlineauction.com.

## Buyer's Premium

A 6% Buyer's Premium will be added to the winning bid price to arrive at the total contract price paid by the purchaser.

## Terms

Purchaser may close on sale date or within 10 days. Bridge financing is available with 20 percent down payment. The bidder shall pay 10 percent of the purchase price upon the completion of the auction. A personal check for the amount over the required deposit is acceptable.

Prior to the auction, a certified check, made payable to the bidder, is required to bid upon each tract. The required deposits are listed below:

## Deposits

Required deposits for bid shall be:

- \$100,000 for Tract 1 (Entire ranch, 1,088 acres, MOL)
- \$50,000, Tract 2 (Lodge, 332 acres, MOL)
- \$40,000, Tract 3 (RV Park, 415 acres, MOL)
- \$10,000, Tract 4 (Ranch/farm across the road, 238 acres, MOL)
- \$10,000, Tract 5 (Farm, 110 acres, MOL)

## Distances to Texas Cities

Austin	195 miles
Corpus Christi	198 miles
Dallas	389 miles
Del Rio	98 miles
El Paso	577 miles
Houston	310 miles
Laredo	93 miles
San Antonio	116 miles

## Distances to Other US Cities

New Orleans	657 miles
Oklahoma City	584 miles
Denver	961 miles
Albuquerque	753 miles



## Directions to Property:

**South from San Antonio** – Take IH 35 S to Dilley- Exit #84 which is Hwy 85. Turn right and go to Brundage, approximately 31 miles. Turn right on Hwy 65 in Brundage and Nueces Lake Ranch is 10 miles down on the left. You will see the Texas and American flag at the front entrance.

**From the West** – Take US Hwy 90 W to Uvalde. Turn right (south) at Hwy 83 and proceed 38 miles to Crystal City. Turn left at N. 1st Ave and proceed to the blinking light which is Hwy 65. Nueces Lake Ranch will be approximately 3 miles on the right. You will see the Texas and the American flag at the front entrance.

**North from the Rio Grande Valley & Laredo** – Take US Hwy 83 N to Carrizo Springs. Turn right on Hwy 85 and proceed to Brundage. Turn left on Hwy 65 in Brundage and Nueces Lake Ranch is 10 miles down on the left. You will see the Texas and American flag at the front entrance.



**www.ranchlineauction.com**

**Call the auction hotline at 1-866-623-3111**

400 West Second, Roswell, New Mexico 88201

Toll-free 1-866-323-3111 ♦ Office (505) 622-1490 ♦ e-mail: ptaylor@rt66.com

Texas Real Estate Broker Paul Taylor, III, License No. 0536955 ♦ Texas Auctioneer Dan Kruse, License No. 7674



**Don't miss this auction! You don't want to find out later  
that this property sold at a price you would have easily paid!**

Nueces Lake Ranch & Resort, Carrizo Springs, Texas  
Auction Date: Saturday, March 24, 2007, 2 p.m.

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**As seen in  
Cowboys & Indians  
Magazine and on  
ranchline.com!**

**A South Texas Oasis with a Unique Personality**  
*Property to be offered in all or in part.*

**www.ranchlineauction.com ♦ 1-866-623-3111**

**FINANCING  
AVAILABLE!  
TERMS!  
TERMS!  
TERMS!**

More information on  
financing available at  
[www.ranchlineauction.com](http://www.ranchlineauction.com)  
1-866-623-3111

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