



## Oak Tree Ranch Sold

- \$2,995,000
- Val Verde County, TX
- 2,660 Acres (MOL)
- This ranch is a perfect retreat for hunters!

Located in the heart of some of the most beautiful country in all the southwest, this Texas-sized ranch offers a little bit of everything. Not far from the Amistad National Recreation Area, this spectacular property is now for sale.

Evoking romantic days of the Old West, Oak Tree Ranch is a magnificent Texas Hill Country retreat perfect for the seasoned hunter, rancher, or nature lover. Here you will raise livestock, explore, or just plain relax and live the cowboy lifestyle.

Ranch headquarters – main house and generous carport – offer a comfortable and spacious private getaway. The working livestock facility includes pens, squeeze and loading chutes, barn, tack room and bunkhouse.

Near Del Rio, Texas, Oak Tree Ranch retains that rugged charm while providing a close access to town with all its recreational opportunities. This is a great place to raise your livestock, wildlife and your family.

The Oak Tree Ranch headquarters provides two bedrooms. The concrete home includes includes the main house, courtyard, patios and outbuildings.

Nestled in a park-like setting, this residential compound sports a traditional ambiance with a touch of Texas architecture.

In addition, large barns, corrals and bunkhouse make this the perfect hunters retreat.

### **Livestock facilities**

Livestock raising and wildlife are naturals at Oak Tree Ranch. Cattle, sheep or goats thrive in the Texas Hill Country where the terrain lends itself to ideal grazing conditions and the land is accessible year round. Facilities include working pens, squeeze chute, loading chute, pipe and wire pens, scales and a barn and tack room.

In the past, the area has supported livestock, hunting, trail riding and family activities.

Ownership of Oak Tree Ranch is your opportunity have your own private hunting retreat.

**Air Service/Lay of the Land** Oak Tree Ranch is 20 miles north of Del Rio, Texas on Highway 377 and is convenient to the Del Rio International Airport where daily flights connect Del Rio to Houston George Bush International (IAH), and from there connect to more than 280 destinations in over 45 countries, including 49 cities in Latin America.

Elevations of Oak Tree Ranch is approximately 1920 feet providing breathtaking vistas of near and far hills and

valleys. Both rugged and rolling landscape stretches out in all directions. Grassy slopes, ravines and the frequent relief of fields sporting several species of native grasses paint the area with texture and color.

Local wildlife includes deer, coyote, bobcat, antelope, and hogs.

The mild climate allows establishment of many types of flowering plants, perennials, and vines throughout the compound. Vast grazing land features native grasses and the beautiful oak trees of South Texas.

The array of rich color, texture and lush topography makes Oak Tree Ranch an unforgettable experience.

### **Climate at Oak Tree Ranch**

Summer heat can be extreme in the Hill Country, typically hot with abundant sunshine. Year-round temperatures are mostly comfortable; winters are not severe and snow is a rare event. Many people choose to spend the winter months in mild South Texas. For those looking to escape the harsher winters of the north, Oak Tree Ranch would be a perfect winter getaway.

Skies are mostly clear with brilliant nights. Sunrise and sunset are colorful and majestic – a perfect setting you will want to share with family.

Thunderous midsummer storms provide most of the precipitation with the annual average around 22 inches. The growing season is an ample 190 days.

Oak Tree Ranch is an ideal hunting facility with a number of potential features. Affordable carrying cost and a wonderful place to raise a family are only a few.

### **Lake Amistad Recreation Area provides a wide range of activities**

Only a few miles from Del Rio, Amistad National Recreation Area is known primarily for excellent year round, water-based recreation including: boating, fishing, swimming, scuba diving and water-skiing. Amistad NRA also provides opportunities for picnicking, camping and hunting.

The reservoir, at the confluence of the Rio Grande, Devils and Pecos rivers, was created by Amistad Dam in 1969. In addition to excellent recreation, this area is rich in archeology and rock art, and contains a wide variety of plant and animal life.

Lake Amistad is one of Del Rio's main attractions, offering a wide expanse of clear, turquoise-colored water on the Texas/Mexico border. There are great opportunities for boating, houseboat vacations, camping, water sports, fishing and bird watching. The crystal clear waters are home to several species of bass, catfish, sunfish and gar. Lake Amistad is well known as the premier bass lake in Texas. Anglers catch bass weighing eight pounds and more on a regular basis. The biggest bass for 1997 weighed in at 14.47 pounds. Some of the favorite catches at Lake Amistad are Smallmouth Bass, Largemouth Bass, Striped Bass, Channel Catfish, and Black Crappie.

The area is home to 300 species of birds, including tropical species such as the great kiskadee, green and ringed kingfishers, and Carolina and cactus wrens. Some of the best examples of ancient Indian rock art on the North American continent can be found in the area with sites accessible by boat, depending on lake level.