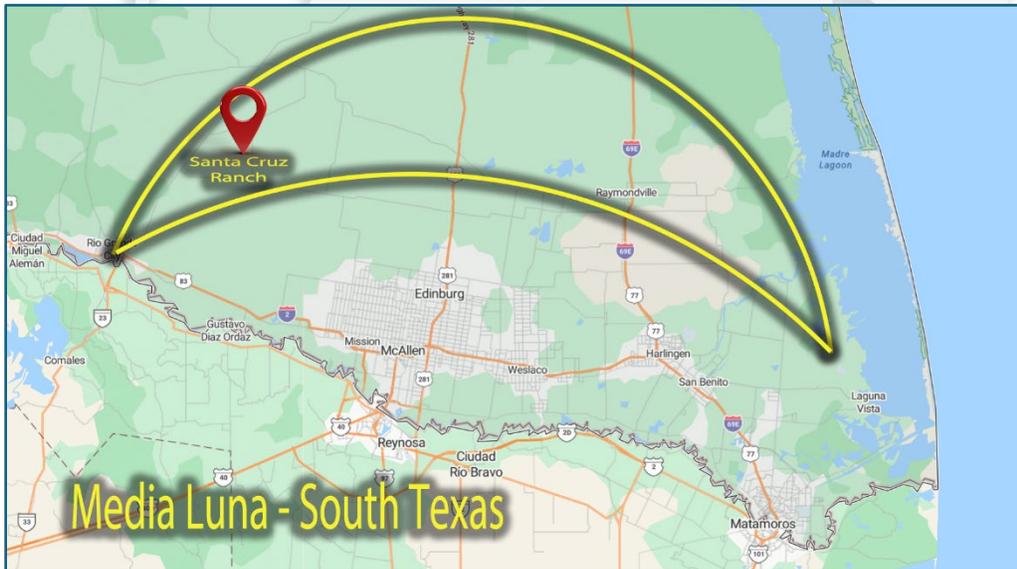


Santa Cruz Ranch

410 +/- Acres

The Santa Cruz Ranch is a unique place in South Texas and has its own unique history. Originally part of the 20,000 +/- acre W.I. Cameron Ranch dating back to the 1940's. The Cameron family sold this section 487 portion out to a partnership between J. Scoggins and C. Patton in approximately 2000. Mr. Patton eventually bought out the partnership and sold the ranch to Doctors Michael and David Adame. The brothers continued the land stewardship and whitetail management of Mr. Patton and Scoggins. This was achieved from TTT permits for additional whitetail infusion as well as careful and patient selective management of existing genetics. Santa Cruz Ranch was then purchased in 2017 by Mr. Eric J. Garza who later partnered with Rick Bailey. This ranch has only changed hands 4 times in almost 65 years, showing the prominence of the area and sparse availability of quality tracts in the area. The ranch is also located directly north of Santa Clara Ranch. This is a renowned photography ranch that is in a Valley Land Fund Conservation Easement that prohibits any hunting other than for the control of feral hogs.



This is one of the few ranches that have been kept in its pristine native brush state. This area is known for its incredible fertile soils with wide varieties of native forage, as are many

places that sit in the sought-after Media Luna region of south Texas. This is coveted area mainly held by larger landowners like McAllen family, Guerra, King (East), Yturria, etc.

After acquiring the Santa Cruz Ranch Mr. Garza embarked on a mission to create one of the premier South Texas hunting destinations. After some minor upgrades the main 17,000 +/- SF lodge was built in 2020 to give the ranch a truly unique experience. The lodge has 9 bunk rooms, 9 baths, 2



private master suites and a private loft as well as its own 3 car garage. The interior finish out is unmatched to include the giant commercial kitchen built for the inner gourmet in you or pushing out a huge party dinner. All major interior furnishings, blinds, feeders, and custom-built top-drive will be conveyed. The private movie theatre and full gym round off the incredible interior layout. The build out also included an exotic cat enclosure to compliment the top-notch facility. Auxiliary facilities include a 100 x 40 covered parking area, 60 x 40 metal barn, 30 x 20 cleaning area, and soft release pens.



To keep the feeders full there is an onsite silo and trailer hopper to stay with the new owner as well. We cannot leave out the outdoor kitchen/entertaining area. This little slice of heaven will definitely be a favorite spot for everyone, whether is for the weekend BBQ or just to relax and watch wildlife come to the ½ acre clay lined stocked pond. The Santa Cruz is truly a turnkey hunting operation or can be used as a one-of-a-kind private family ranch as it has been in the past.

Now we can get to the wildlife. The ranch has been home to countless species along with the trophy whitetail heard. These exotics include audad, axis, black buck elk, fallow, gems bock oryx, mouflon sheep, nilgai, red stag, scimbok, and scimitar oryx. Through 16 feeding stations and 3 reverse fenced food plots and the wildlife is supplement fed protein pellets or a variety of summer and winter food plot crops. There are 8 strategic blind locations spread throughout the ranch. On top of the unparalleled hunting the ranch boasts a pair of photo blinds designed specifically for songbird and raptor photography.



For a full photo breakdown like and follow the ranch at:



[SANTA CRUZ WILDLIFE PHOTOGRAPHY](#)

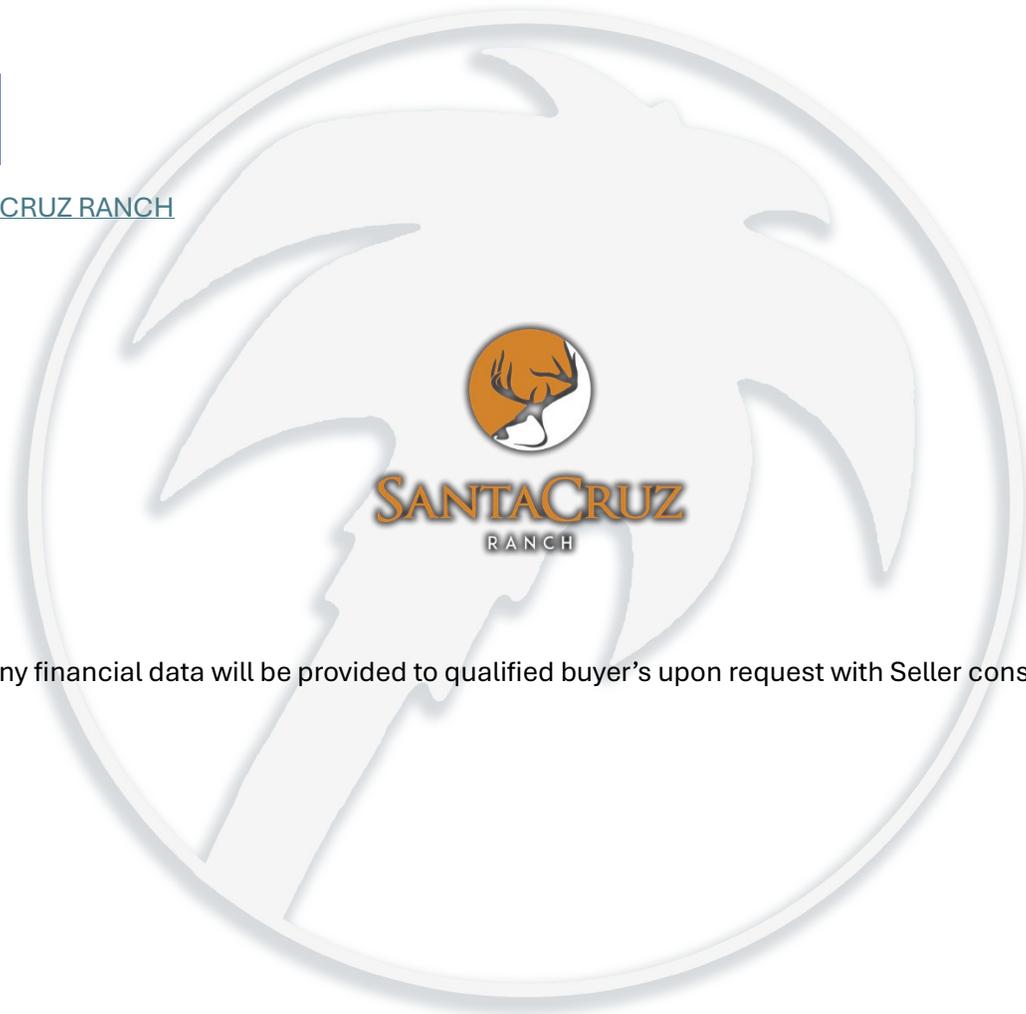
And

[SANTA CRUZ RANCH](#)

OR



[SANTA CRUZ RANCH](#)



Any financial data will be provided to qualified buyer's upon request with Seller consent.

