

# 129 N. Valencia

Bayview, Tx



## OFFERING MEMORANDUM

Troy Giles Realty

& Management

5813 Padre Boulevard

South Padre Island, Texas

(956) 761-2040

[www.TGREOPremierProperties.com/129Valencia/](http://www.TGREOPremierProperties.com/129Valencia/)

Offered By: Office: 956-761-2040  
Mobile: 956-551-2040

*Troy Giles*  
**TROY GILES REALTY  
& MANAGEMENT**

5813 PADRE BOULEVARD  
SOUTH PADRE ISLAND, TX 78597

# 129~N VALENCIA

*5 Bedroom/5+Bath/3 Car Garage  
1,600' Resaca Front - 21 Acre Grapefruit Orchard*



If you like seclusion, serenity, and historical story, and old world charm, travel back in time to this classic Hacienda flanked by Rio-red grapefruit orchards and situated on 1600' of Resaca frontage. The sprawling vintage main house was built of thick adobe (nature's best "green" insulation for climate control) with multiple outdoor patios and balconies to enjoy the Resaca frontage and surrounding lush tropical landscaping. Large rooms with antique character, 3 car garage and separate cottage, boat house on Resaca, irrigation system for grapefruit farm (approx. 150 tons of grapefruit harvested annually)

List Price: ~~\$1,750,000.00~~ **\$1,400,000.00**

Listing Agent: Troy Giles (956) 551-2040

*For additional photos and property information please visit [www.tgreo.com](http://www.tgreo.com).*



Although this information is believed to be accurate, it can not be guaranteed. Price and terms subject to change without notice.

# 129 N. Valencia

**LEGAL DESCRIPTION:** Abst 2-Bayview Citrus Groves  
UT-4 Sec 2 Blks 14, 15, 16, Blk 21, Blk 22S, Blk 22N, Blk 23

**LOCATION:** 129 Valencia, Bayview, Tx

**YEAR BUILT:** 1925

**LOT SIZE:** 21.26 Acres

**HOME SIZE:** 11,500 Sq. Ft.

**TAX ID:** 73-7550-0140-0000-00

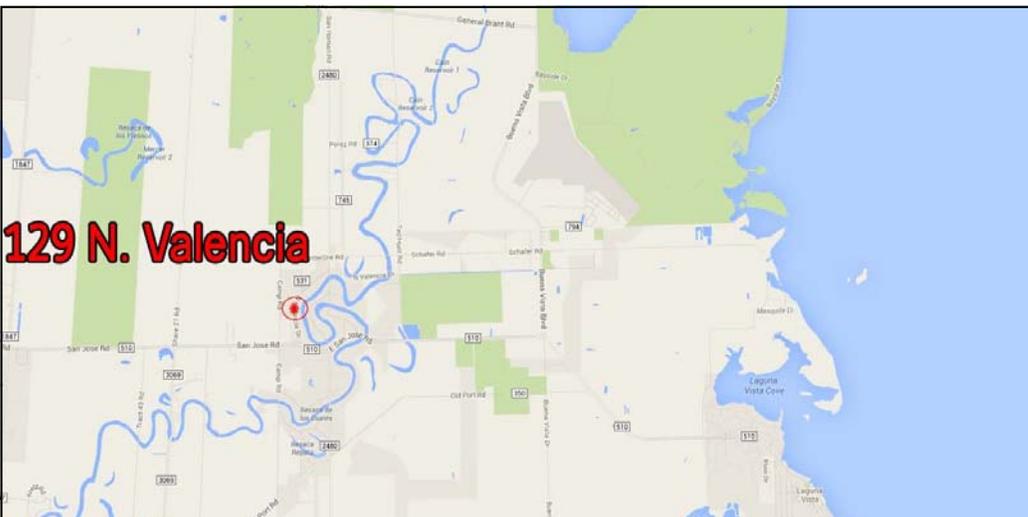
**TAXES:** \$12,216.00

**INSURANCE:** TBD

**SHOWING INSTRUCTIONS:** Please allow plenty of notice for showings  
Troy or Jules must be present

**LIST PRICE:** \$1,400,000.00

**LISTING AGENTS:** Troy Giles, (956) 551-2040



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**TYPE:** Residential, Other-See  
**Remarks**  
**STORIES:** Two  
**GROUND FLOOR:**  
**TTL BLDG UNITS:** 1  
**TTL BLDG FLOORS:** 2  
**ROOMS:** Breakfast Room, Formal Living Room, Utility Room  
**BEDROOMS:** 5  
**FULL BATHS:** 5  
**HALF BATHS:** 2  
**EST A/C SQFT:** 11500  
**SOURCE SQFT:** Seller  
**YEAR BUILT:** 1925  
**BEDROOM LOCATION:**

**UNIT #:**  
**STREET NAME - OTHER:**  
**COMPLEX NAME:**  
**COUNTY:** Cameron  
**TOWN:** Bayview  
**SUBDIVISION:** Bayview Citrus Groves  
**ZONING:** Res/AG

**LOT #:** n/a                      **BLOCK #:** 14etc                      **UNIT/PARCEL:** UT-4  
**COMPLEX NAME-OTHER:**  
**SUBDIVISION-OTHER:**  
**LOT SIZE/ACREAGE:** 21.26 acres                      **APX ACREAGE RANGE:** 20+ Acres  
**LOT SIZE/ACREAGE SOURCE:** CCAD                      **LOCATION DESCRIPTION:** Resaca Frontage  
**FEE AMOUNT:** 0                      **FEE PAYABLE:** NA                      **HOA INCLUDES:**  
**INSURANCE AMOUNT:** 0                      **INSR INCL/FEE:** No  
**RENTAL UNIT:** No                      **RENTAL AGY PHONE #:**                      **CURRENT LONG TERM LEASE:** No  
**TAXES:** 12216                      **TAX YEAR:** 2015                      **TAX ID #:** 73-7550-0140-0000-00 etc  
**DOCUMENTS ON FILE:** Survey  
**FEE SIMPLE/LEASE HOLD:** Fee Simple                      **LEASE HOLD AMOUNT:** \$0                      **LEASE HOLD EXPIRE DATE:**  
**IRRIGATION FEE:** 0                      **IRRIGATION PROVIDER:** Navigation District

**INTERIOR FEATURES:** Unfurnished, Washer/Dryer Hook-up  
**EXTERIOR FEATURES:** Balcony, Boat Dock, Fence, Gated, Patio, Private Yard, Water Front, Water View  
**COMMUNITY/CLUB AMENITIES:** None  
**MISCELLANEOUS:**

**CONSTRUCTION:** Other-See Remarks                      **UTILITIES:**  
**FOUNDATION:**                      **FLOORING:**  
**ROOF:**                      **CAR COVERING:** Other-See Remarks  
**COOLING/HEATING:**                      **APPLIANCES:**  
**ENERGY FEATURES:**

**LEGAL DESCRIPTION:** ABST 2-BAVIEW CITRUS GROVES UT-4 SEC 2, BLKS 14,15,16, BLK 21, BLK, 22S, BLK 22N, BLK 23N

**PUBLIC REMARKS:** If you like seclusion, serenity and old world charm, travel back in time to this classic Hacienda flanked by Rio-red grapefruit orchards and situated on 1600' of Resaca frontage. The sprawling vintage main house was built of thick adobe (nature's best, green insulation for climate control)with multiple outdoor patios and balconies to enjoy the water front and surrounding lush tropical landscaping. Large rooms with antique character, 3 car garage and separate cottage, boat house on Resaca, irrigation system for grapefruit farm (approx. 150 tons of grapefruit harvested annually). This property is being sold as a whole at a substantially reduced price. Surveys are being completed to separate into 3 parcels. Please keep watch for further info.

**DIRECTIONS:** FM 510 (W. San Jose Road) to N. Valencia. Turn north and Hacienda entrance will be on the right.

**AGENT REMARKS:** Please allow plenty of notice to arrange a showing.

**CO-BROKER:** 3                      **VARIABLE COMMISSION:** No                      **FORECLOSURE/REO:** No                      **SHORT SALE:** No  
**SELLER NAME:** TBD

**SHORT TERM RENTALS ALLOWED:** No                      **POSSESSION:** Closing & Funding                      **FIRST RIGHT OF REFUSAL:** No

**PROPOSED FINANCING:** Bank Loan, Cash, Conventional

**SHOWING INSTRUCTIONS:** See Agent Remarks                      **DISPLAY ON INTERNET:** Yes                      **DISPLAY ADDRESS:** Yes

**DAYS ON MARKET:** 1220                      **ALLOW AVM:** No                      **ALLOW COMMENTS:** No

**LICENSED SUPERVISOR:** Troy Giles

**Office Name:** Troy Giles Realty & Management (#:23)                      **Listing Agent:** Troy Giles (#:5)  
**Main:** (956) 761-2040                      **Agent Email:** [troy@troygilesrealty.com](mailto:troy@troygilesrealty.com) **Contact #:** (956) 551-2040  
**Fax:** (956) 761-6080                      **License Number:** 0183902  
**Office Corporate License:** 558083





# PROPERTY HISTORY

## 129 –N. Valencia

### *A Piece of Bayview's History*

William Samuel Fitzpatrick was born in Shelby County, Illinois in 1866. His father was killed during, or later died, from injuries that he suffered in the War Between the States. Sam's mother remarried and moved to Kansas in 1872. Sam grew up and studied law under his stepfather and was admitted to the practice of law in 1888 in Kansas.

While practicing law in Kansas, Sam became very involved in politics. He was first appointed as a Commissioner of the U.S. Circuit Court and was then elected President Pro Tempore of the Kansas State Senate.

In addition to being very active in politics and practicing law, Sam became involved in the oil business in Kansas and the Indian Territories (later Oklahoma). Sam was a founder of the Prairie Oil and Gas Company. One of his clients was John D. Rockefeller of Standard Oil fame. Interestingly, Sam became very involved in American Indian affairs and published a legal paper on the "Constitutions" and Regulations of several Indian tribes. He also lobbied the U.S. Congress to allow Indian Tribes to lease their lands in 1891 for oil exploration and to permit the laying of oil pipelines over Indian lands in 1904.

So perhaps it was only natural that the Prairie Oil and Gas Company became one of the most active oil companies in the lands of the Five Civilized Tribes. Later, the Standard Oil Company purchased the Prairie Oil and Gas Company and Sam Fitzpatrick became a very wealthy man.

In 1890, Sam married, and in 1891, his wife gave birth to a son, Horace "Pat" S. Fitzpatrick. This son grew up in Kansas and later attended the University of Chicago. He played football there for the legendary coach Alonzo Stagg on the 1913 National Championship Team. Pat later followed his father into the oil business.

It's unknown when Sam Fitzpatrick first came to the Rio Grande Valley. Some of the early post cards indicate that he was attracted to the fishing, and perhaps the Casino Hotel located on South Padre Island after the turn of the century. In any event, he accumulated a large parcel of land in what is now Bayview (then Los Fresnos). He told friends that he intended to build a large home on one of the many resacas in the area. Friends in Kansas asked if he was comfortable being one of the few "gringos" in the mostly Spanish speaking Magic Valley. Mr. Sam began to refer to himself as "the old gringo", and the home he was building as "my Spanish hacienda".



## 129 –N. Valencia

### *A Part of Bayview's History, Cot'd*

Construction began in 1924, and the structure was made from native adobe with kilns on the property. The locals called the house, "Hacienda de Gringo Viejo", or simply the old gringo's big house. During the 1930s, the Fitzgerald Hacienda was a showplace of the Valley and it hosted many lavish parties. Across Valencia Road, there was a private landing strip and old photos show Douglas DC-3s, twin Beech crafts and other 1930s' vintage airplanes.



Sam passed away in 1945 and was buried in Brownsville. His wife passed away in the Bayview Hacienda in 1948. Pat Fitzpatrick, Sam's son, started an oil and gas company in Corpus Christi shortly after WWI (Pat had served in the Army Air Corp during that War). They named the company Prairie Pipeline and Production Company and it operated on the Gulf Coast. During the 1930s, Sinclair Oil and Gas Company acquired the assets of the Prairie Pipeline and Production Company for \$136,000,000 in Sinclair stock. For several years thereafter, the Fitzpatrick family was one of the largest stockholders of Sinclair.

Pat Fitzpatrick had married Ruth, and in 1913, they had a son, William Samuel Fitzpatrick, III, who would be known as Sam, III. Pat served in WWII as a Brigadier General in the Army Air Corp and served with the 8'h Army Air Corp in Europe.

Following WWII, Pat and Ruth lived in Corpus Christi and Bayview. About 1958, they added a major addition to the Hacienda. A new downstairs master suite was added as well as a study and new upstairs bedrooms. When completed, the big house totaled about 11,000 square feet, including the garage, much of which was air-conditioned.

Tragically, Pat was shopping in a jewelry store in Houston in 1963. There was an armed robbery and Pat was killed by the bandits.

Pat's son, Sam, III, grew up in Corpus and in Bayview. His dad and he were avid saltwater fishermen and waterfowl hunters. Sam III went to Culver Military Academy and graduated in 1939. His service in WWII, if any, is unknown.



In 1984, Sam, III passed away leaving heirs from several marriages. These families could not agree on many things, and after failing to agree on "who was to get what", determined to liquidate the estate and sell the property in and around Bayview and the Old Gringo Hacienda.

Upon the sale, many personal and family items were left behind. These include numerous photos, papers, books and business records. Among these are the federal income tax returns for Mr. Sam, beginning in 1917.

# PROPERTY PHOTOGRAPHS



























