

**607AC.
DUVAL CO.
TEXAS**

THIS FINE SOUTH TEXAS RANCH IS LOCATED 8 MILES NORTH OF BENAVIDES AND 6.5 MILES SOUTH OF HIGHWAY 44 ON RANCH ROAD 3196 WITH OVER A MILE OF PAVED ROAD FRONTAGE. THE RANCH IS CONVENIENT TO SAN ANTONIO (134 MILES), HOUSTON (260 MILES), CORPUS CHRISTI (78 MILES) AND MCALLEN (127 MILES).

THE RANCH HAS BEEN MANAGED FOR WILDLIFE FOR THE LAST FOUR YEARS AND IS BEGINNING TO SHOW THE RESULTS. SEVERAL 150 B&C CLASS DEER WERE VIEWED DURING LAST YEAR'S SEASON, WITH NUMEROUS YOUNGER DEER COMING ON STRONG. THIS YEAR IS EXPECTED TO BE GOOD. THE RANCH IS HIGH FENCED, WILDLIFE EXEMPT AND UNDER A LEVEL III MLD.

THE HUNTING CAMP CONSISTS OF 2 CABINS ONE OF WHICH IS NEW, A WELL, 2 STORAGE BUILDINGS AND A 3 SIDED BARN. EVEN THOUGH SOUTH TEXAS HAS BEEN VERY DRY THE TANK LOCATED NEAR THE CAMP HAS BEEN KEPT IN WATER WITH THE WELL. 4 NICE DEER BLINDS, 7 CORN FEEDERS AND 4 PROTIEEN FEEDERS WILL CONVEY.

TOPOGRAPHY ON THE RANCH IS ROLLING WITH GOOD BRUSH DIVERSITY. NARCISENO CREEK (DRY) RUNS THROUGH THE RANCH AS WELL AS TWO OTHER DRY CREEKS ALLOWING FOR MORE WATER POTENTIAL. THIS RANCH IS WELL MAINTAINED AND THE ROAD SYSTEM IS IN GOOD CONDITION. RECENTLLY A BIOLIGIST WITH T.P.W.D. DUSTIN WINDSOR VISITED THE RANCH AND WROTE IN HIS REPORT THAT THE QUALITY OF THE HABITAT IS VERY HIGH. HE WAS ABLE TO FIND MULTIPLE HIGHLY PREFERRED BROWSE SPECIES, NUMEROUS SECOND CHOICE PLANTS AND SEVERAL SPECIES THAT MAY NOT BE PREFERRED, BUT ARE STILL IMPORTANT TO A COMPLETE DIET.



THE INFORMATION HEREIN PRESENTED WAS OBTAINED FROM SOURCES DEEMED RELIABLE, HOWEVER, THE BROKER ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS THERE OF AND THE PROPERTY IS OFFERED FOR SALE SUBJECT TO CORRECTNESS, CHANGES, PRIOR SALE OR WITHDDRAWAL, AND ASCERTAINING OF FACTS BY OWNER

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**THESE ARE THE 2 CABINS . THEY ARE ON A
HIGH SPOT OF THE RANCH AND SET 20 FT OR SO
APART FROM EACH OTHER.**



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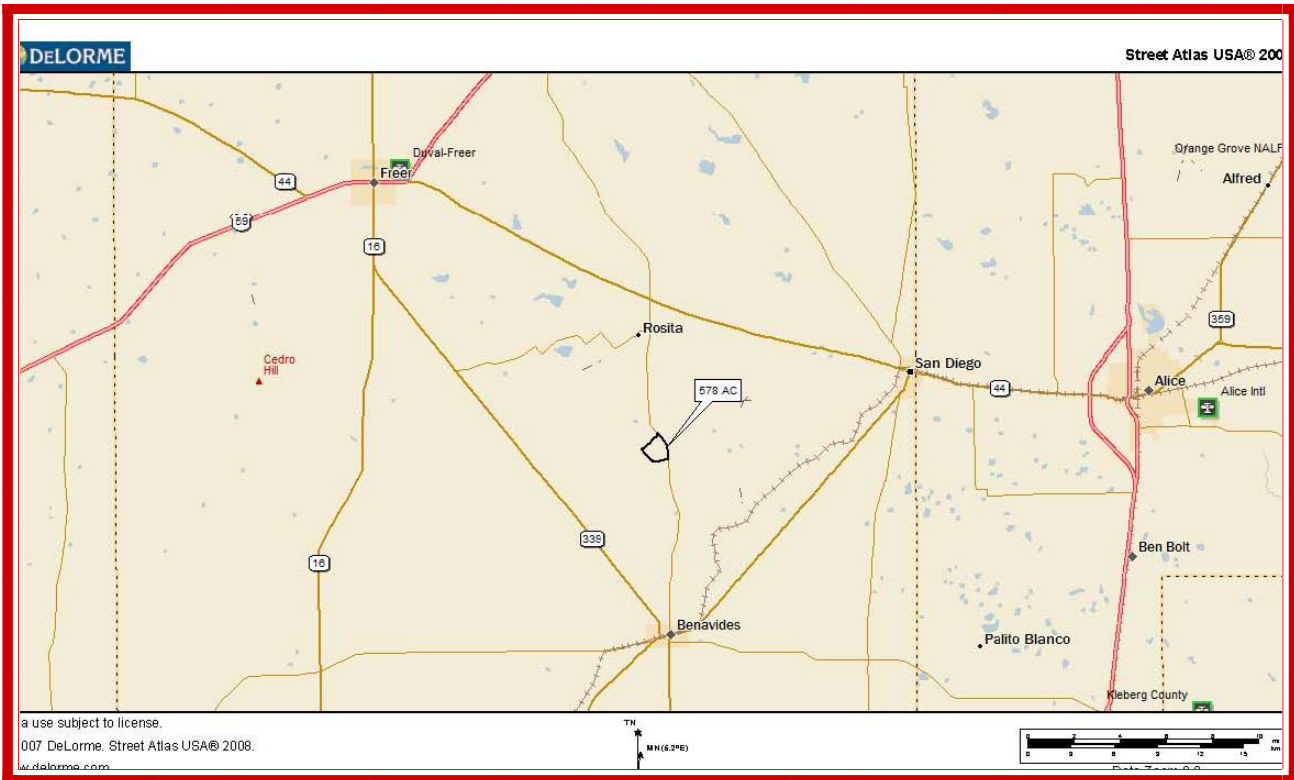
PICTURES OF THE RANCH

NO PRODUCTION, PIPE LINE EASMENT
PRICE— \$ 1795.00 PER ACRE

FOR MORE INFO
CALL
ANTHONY SIMPSON
210-854-6365



MAP & AERIAL



TOPO

