

NUECES OAKS RANCH

281± Acres | Zavala County, Tx



SIMPSON RANCHES
&
LAND, LLC

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DESCRIPTION

Nestled in the heart of Zavala County, the Nueces Oaks Ranch spans 281.52 acres, offering the perfect blend of dense brush cover and open land—ideal for attracting abundant wildlife. This turnkey hunting retreat is fully equipped and ready for its next owner to enjoy.

Completed in 2024, the 1,904 sq. ft. home features four bedrooms and two full bathrooms, with two bedrooms including built-in bunk beds for additional sleeping space, making it perfect for hosting. A 640 sq. ft. covered deck provides the ideal space to relax and take in the beautiful surroundings. With approximately 9,686 feet of Nueces River frontage, the property offers endless opportunities. Designed for hunters, the ranch is outfitted with hunting blinds, feeders, a walk-in cooler, and a water well to support year-round game management. Additionally, the property includes an established pole barn with an attached storage room, covered parking, a wooden deck overlook, and a set of cattle pens.

This exceptional property is a rare find in Zavala County, offering seclusion, comfort, and excellent hunting. Don't miss this opportunity, schedule a showing today!



LOCATION

From San Antonio, TX to Nueces Oaks Ranch, start by heading south on I-35 S toward Laredo. Continue on I-35 S for about 60 miles, stay on 35 until 57, ride it all the way through Batesville to la Pryor, left onto 83 S about 14 miles, then left onto fm 1025, about 3 miles on right is marburger rd, dirt road about a mile to ranch entrance.



IMPROVEMENTS

The Nueces Oaks Ranch is a turnkey retreat designed for comfort, convenience. The four-bedroom, two-bathroom home includes a septic tank, water well, and water storage system for self-sufficiency. A parking pad and covered equipment parking provide ample space for vehicles and gear.

Fully equipped for hunting, the ranch features multiple feeders and blinds, a walk-in cooler, and secure fencing. A small barn and cattle pens support ranching operations, while a wooden deck and grilling area offer the perfect place to unwind. A propane tank ensures efficient heating and cooking.





WATER

The Ranch features valuable Nueces River frontage, providing seasonal water flow that enhances the landscape and supports local wildlife. While the river holds water primarily after rainfall, it adds scenic beauty and potential for creating additional water features.

To ensure a reliable year-round water source, a water well has been drilled and is fully operational. This well supplies fresh water for the home, ranch operations, and wildlife, making the property self-sufficient and well-equipped for both recreational and agricultural use. Whether for hunting, livestock, or future improvements, the combination of river access and a dependable water well makes this ranch a valuable investment.



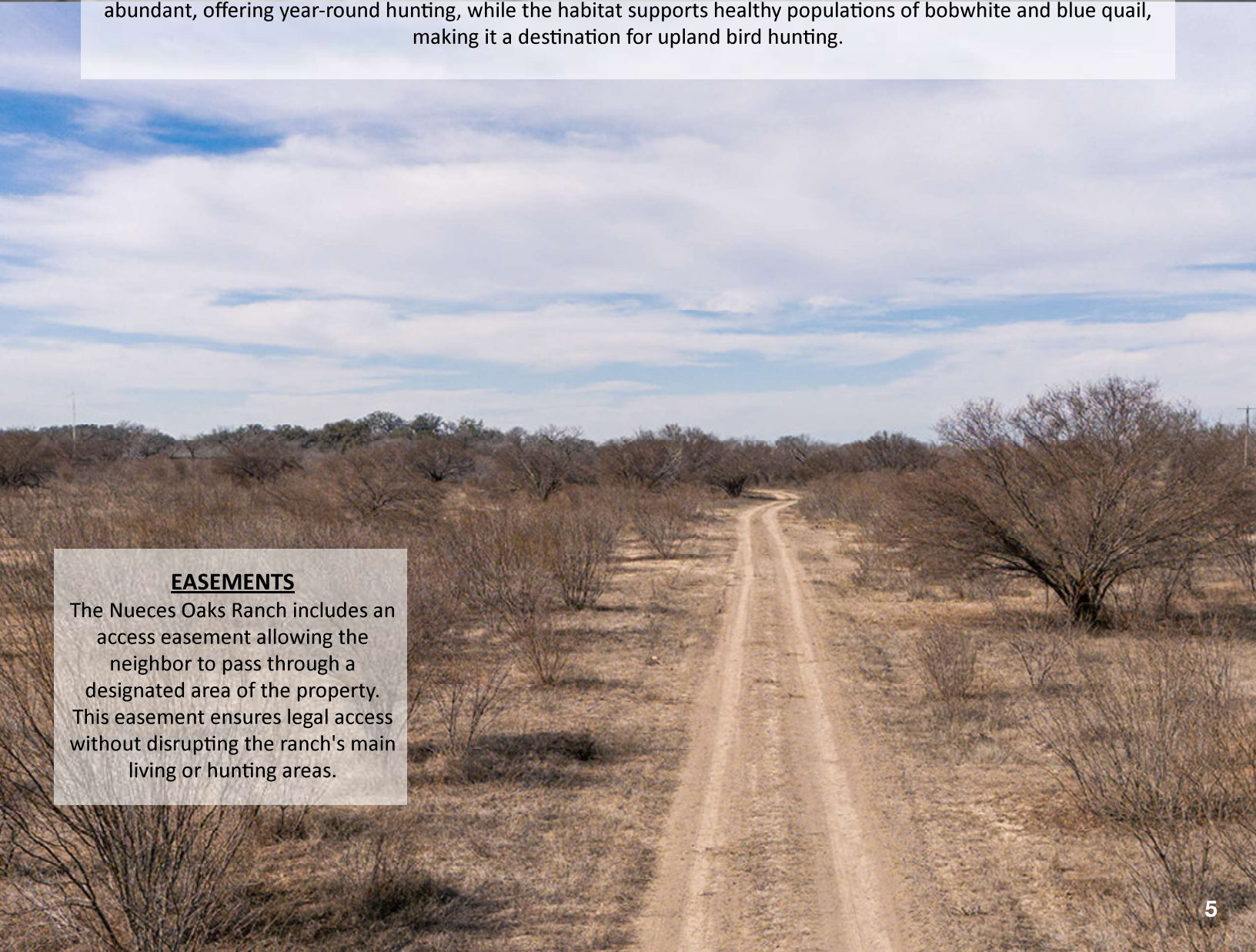
TERRAIN/HABITAT

The Nueces Oaks Ranch offers excellent native brush cover, especially along the Nueces River frontage, creating prime wildlife habitat. Dense South Texas brush, including mesquite, huisache, and prickly pear, provides ideal forage and cover for wildlife



WILDLIFE

The Ranch offers a rich variety of game, including whitetail deer, turkey, hogs, and quail. Known for its strong whitetail genetics, the ranch's mix of native brush, open fields, and river frontage provides ideal conditions for hunting. The area is also home to plentiful Rio Grande turkeys, thriving in the wooded areas and open clearings. Feral hogs are abundant, offering year-round hunting, while the habitat supports healthy populations of bobwhite and blue quail, making it a destination for upland bird hunting.



EASEMENTS

The Nueces Oaks Ranch includes an access easement allowing the neighbor to pass through a designated area of the property. This easement ensures legal access without disrupting the ranch's main living or hunting areas.



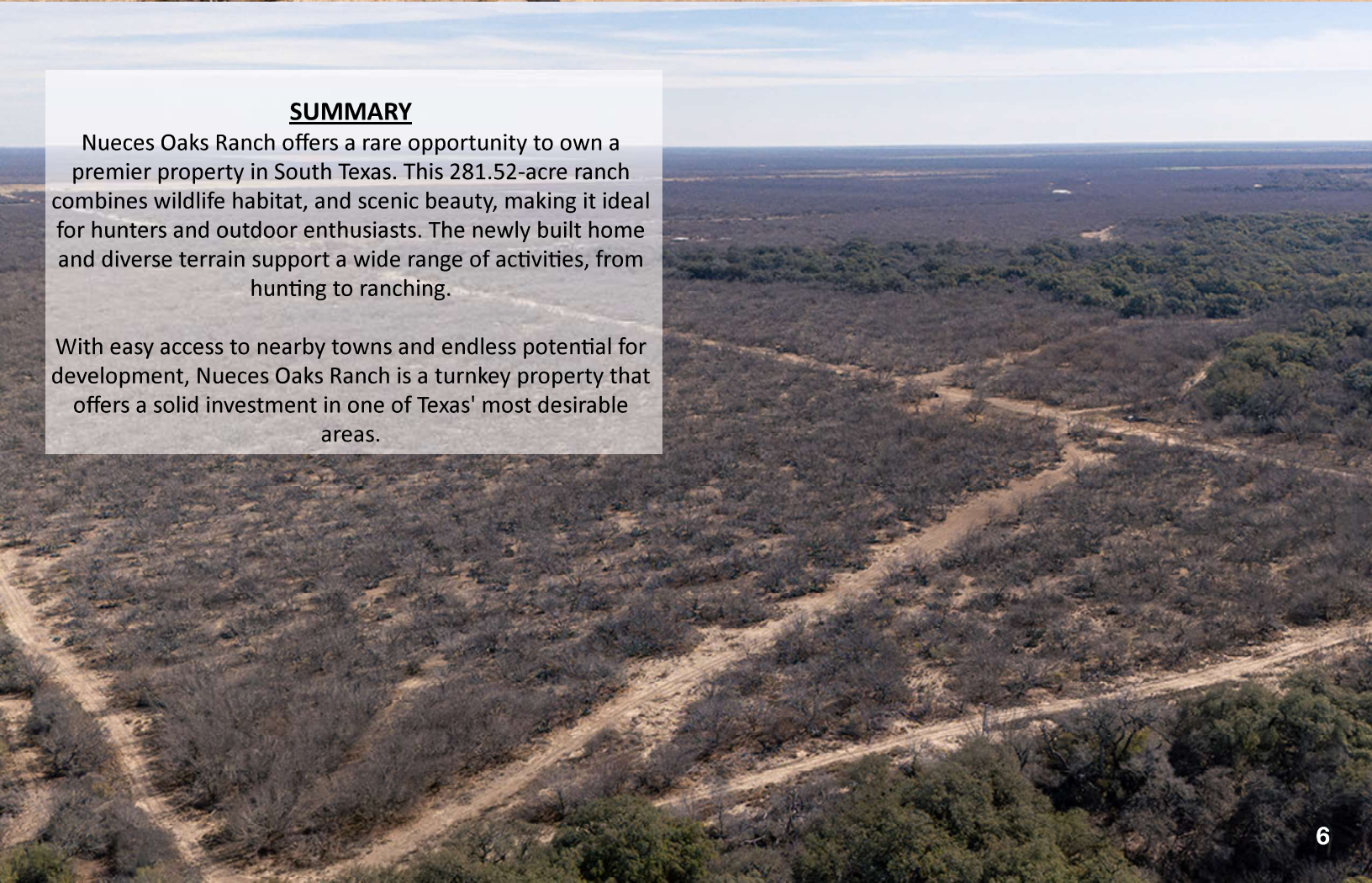
MINERALS

No minerals owned.

SUMMARY

Nueces Oaks Ranch offers a rare opportunity to own a premier property in South Texas. This 281.52-acre ranch combines wildlife habitat, and scenic beauty, making it ideal for hunters and outdoor enthusiasts. The newly built home and diverse terrain support a wide range of activities, from hunting to ranching.

With easy access to nearby towns and endless potential for development, Nueces Oaks Ranch is a turnkey property that offers a solid investment in one of Texas' most desirable areas.

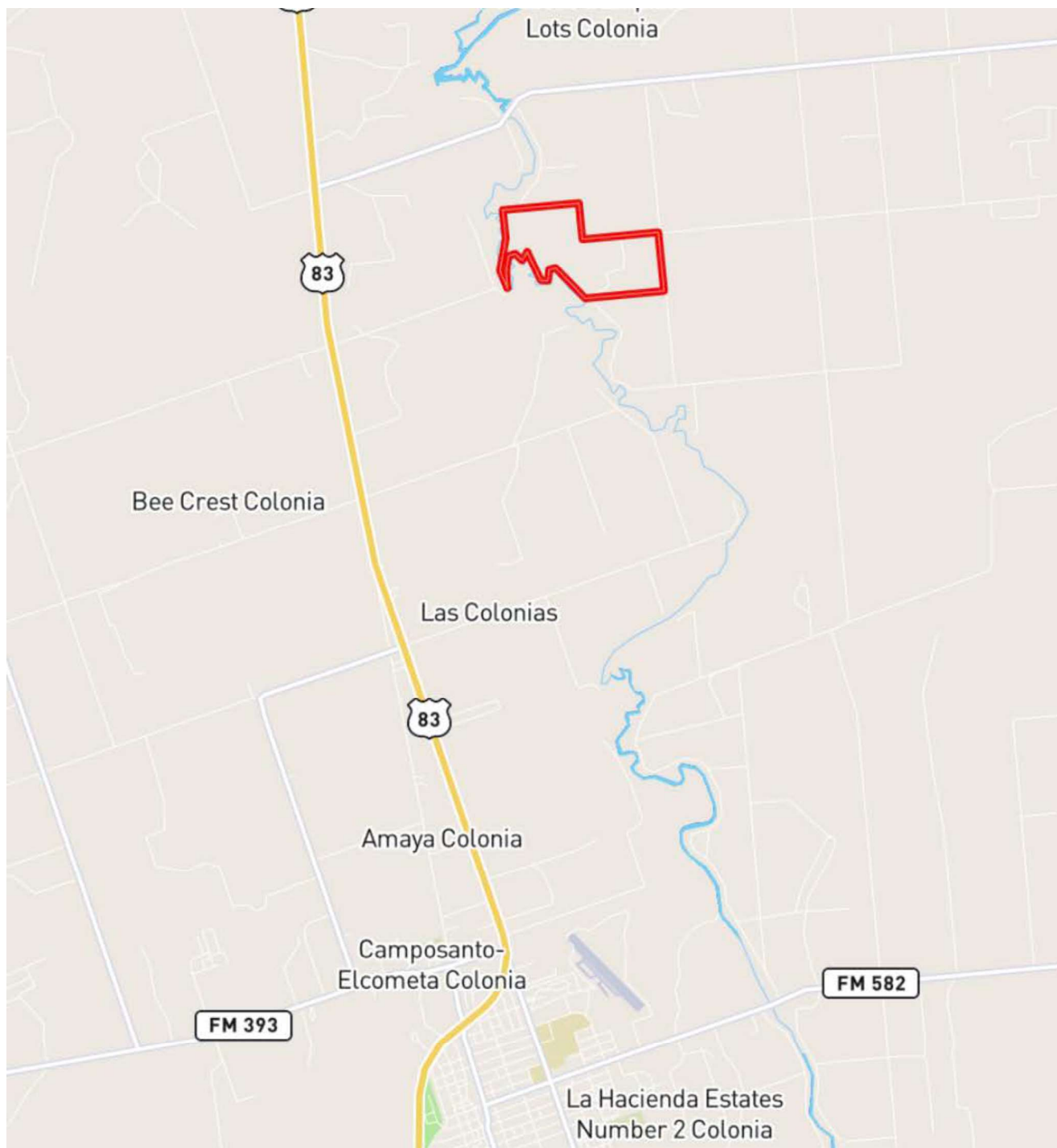


DISCLAIMERS

Real Estate buyers are hereby notified that real properties and its rights and amenities in the State of Texas are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate should investigate any concerns regarding a specific real property to their satisfaction.

Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Simpson Ranches & Land, LLC, Broker.

Simpson Ranches & Land, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Simpson Ranches & Land, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Simpson Ranches & Land, LLC's sole and absolute discretion.



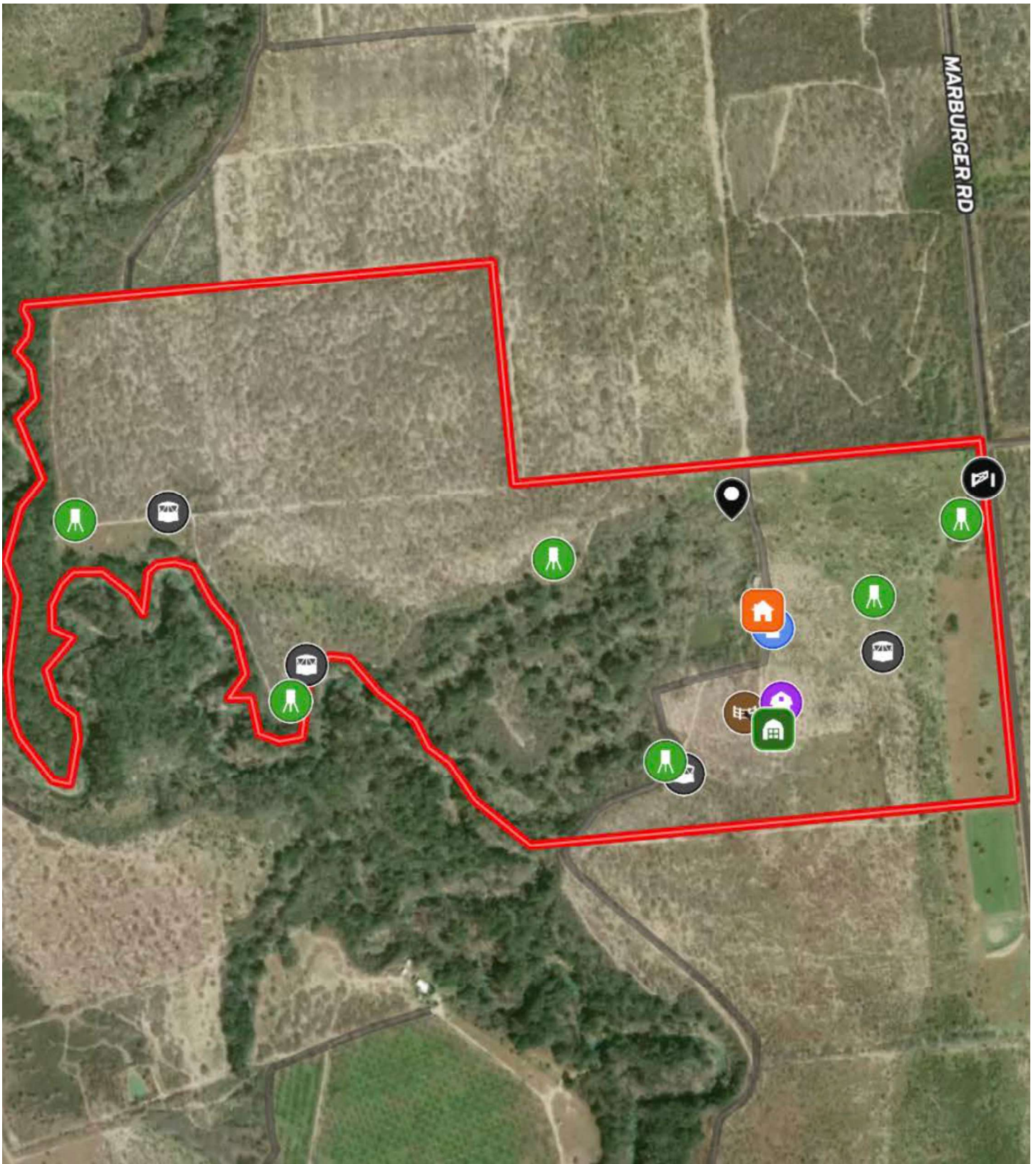
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

NUECES OAKS RANCH NOTES

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