

667 Acres on FM 735

Palito Blanco, TX



667 Acres in South Texas

Land For Sale

Asking Price

Entire ranch: \$1,150,575 or \$1,725 per acre
3 areas could be divided: 150 Acres of high fenced food plot;
417 acres adjoining high fence; 100 acres across FM 735

Size

667 Acres

Zoning

Agriculture

Frontage

5,150 SF



318 North Bryan Avenue
Bryan, TX | 77803
Phone: 979.985.5610
www.Cortiers.com

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Property Photos



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Executive Property Summary

This ranch/hunting land is a perfect opportunity for someone that wants to produce trophy deer with the great South Texas Genetics. The property is only 15 miles South of Alice, TX and 20 miles West of Kingsville, TX and about 40 miles from Corpus Christi, TX. This property is in the heart of Big Deer Country and could easily compete for the Muy Grande.

The high fenced area (150 acres) is planted with Lucina which is a protein rich food source that requires very little maintenance, and the deer love it. There are several wet weather creeks running throughout the property and multiple stock tanks hold plenty of water within the high fenced area.

The adjoining large pasture (417 Acres) has two large gated entry points to the high fenced pasture along the East fence line of the large pasture. This pasture has a working wind mill supplying water to a concrete stock tank and working pens. There are multiple game feeders and hunting blinds in this pasture as well. The oil and gas company that has the property leased has cut very nice pipeline easements through the brush that make perfect senderos.

The smaller tract (100 acres) is directly across the road from the other 2 tracts. It is ideally the easiest tract to buy separate from the larger tracts, and could easily be made into a great recreational property.



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Property Use Summary

Improvements and Equipment

Improvements and Equipment
Camp Site with Electricity and Water
Water well with submersible pump
Working wind mill
Multiple concrete water tanks
Multiple built up ground tanks
Working steel cattle pens
150 acres completely high fenced
Large food plot of Lucina deer food
Small hay storage barn

Recreational Opportunities

Variety of game including deer, coyotes, rabbits, hogs and dove
Several creeks traverse the property, providing prime habitat for game species
Open spaces throughout the property lend themselves well to operation of recreational All Terrain Vehicles

Food & Grazing

Carrying capacity on the ranch is as follows: 1 animal units to 15 acres in prime range conditions, or 1 animal unit per 30 acres in sub-prime conditions
Approximately 60 acres of lucina food plot for deer grazing.

Minerals

No minerals are available with the sale of this property.

Water

One well with submersible pump services the campsite in the high fenced area.
A working wind mill produces water and keeps a tank full in 417 acre section

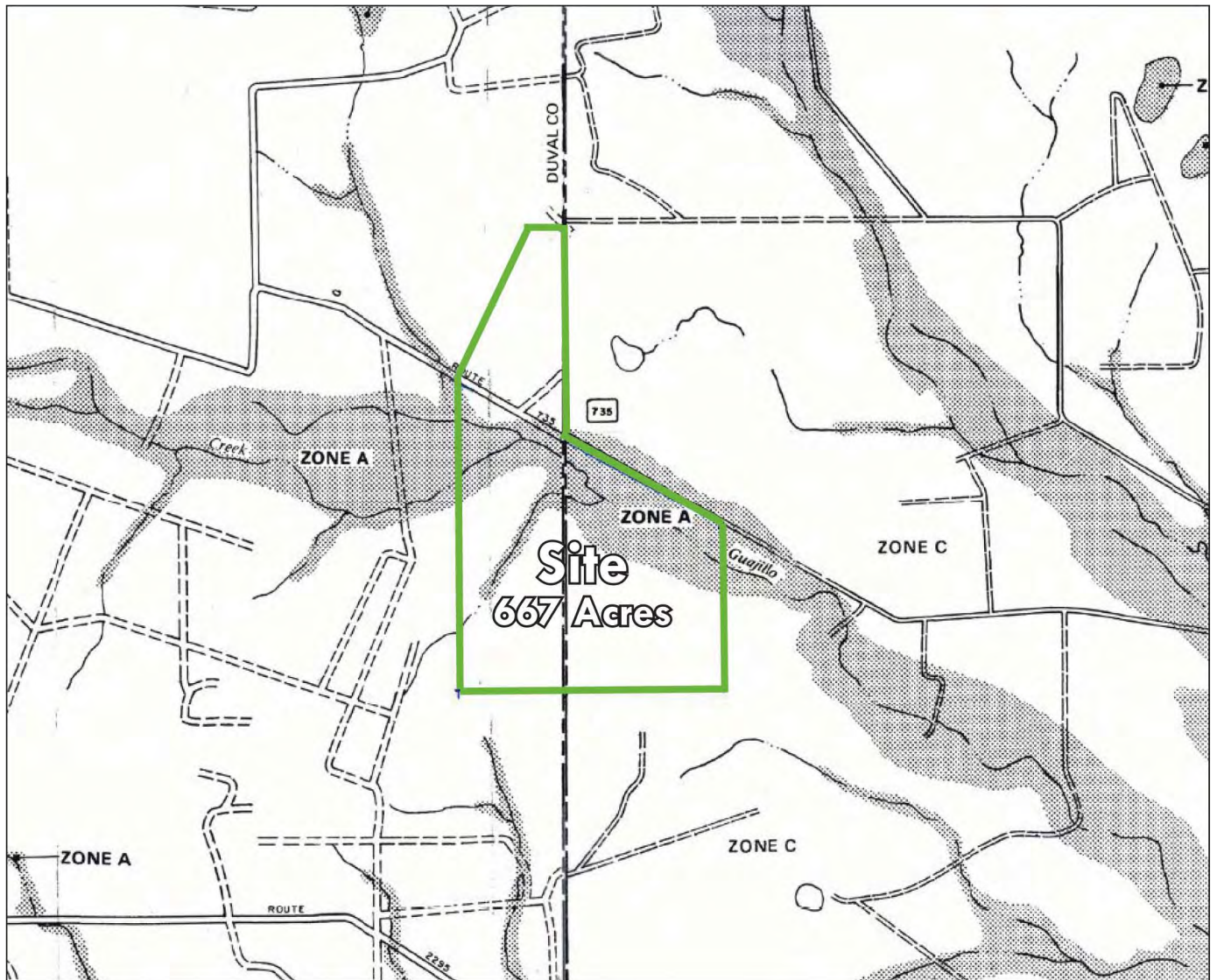
Access

The property can be accessed on both the East and West end, via FM 735.



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Flood Plain Map



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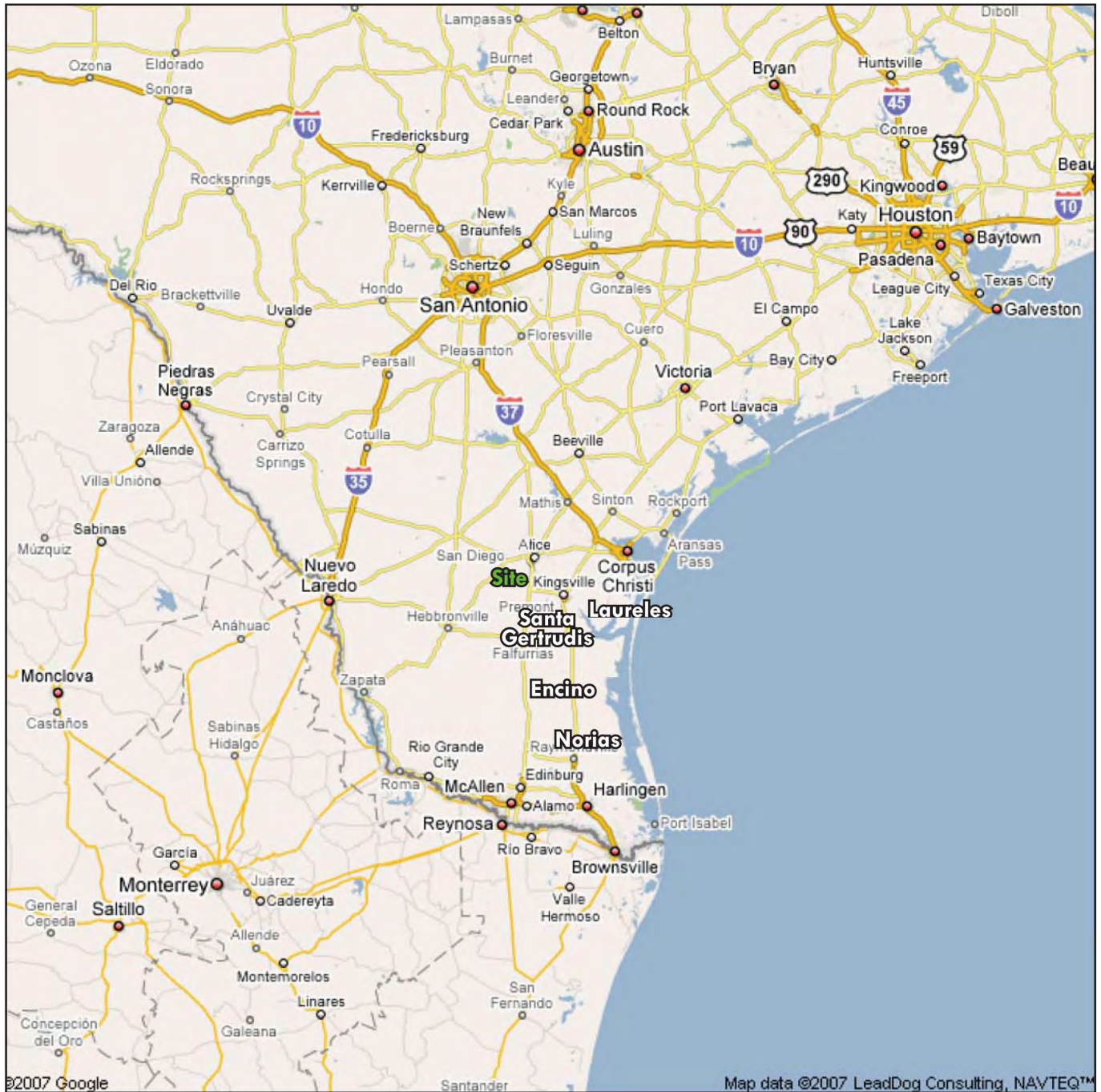
King Ranch Map



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Area Map



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Testimonial

The owner of this ranch has never leased the property or sold hunts; however, he invited Two-Time Bass Master Classic Fisherman and longtime Texas hunter Matt Reed down to shoot a management buck and stay for the weekend.

"I have never hunted a place with so much wildlife to be seen in one evening...I saw deer, turkey, quail, doves, wild hogs, javelina, bobcats, and coyotes all in one trip."

- Matt Reed

www.mattreedbasspro.com



Reed with management buck shot on the Property

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