

# The 1835 Ranch For Sale in Duval County



Price: **\$3,807,625**  
Acres: **1835**  
County: **Duval County**  
Address: ,

Type: **Acreage with House, Hunting Ranch**  
Status: **AVAILABLE**  
Agent: **Anthony Simpson / (210) 854-6365**



This Excellent Turnkey Hunting ranch is located in Duval County which is the heart of the Muy Grande Deer contest. It has excellent improvements and has been well managed for 10 years.

**LOCATION:** From Freer, Texas travel 3.6 miles south on Highway 16 and then south on Hwy 339 9.1 miles. The property is less than 15 minutes from the town of Freer.

**IMPROVEMENTS:** The headquarters boasts a custom built 5 bedroom lodge and an older ranch house that is in good condition. It could be used for a foreman's home or overflow for guests. A walk-in game cooler, grain silo, enclosed storage, a set of pipe cattle pens and a tank round out the headquarter area.

This property is completely high-fenced with an automated gate at the entry. It also has a set of deer breeding pens.

**EQUIPMENT TO BE CONVEYED:** 7 hunting blinds, 7 corn feeders, grain bin & walk-in cooler.

**WATER:** Water is provided by 2 submersible wells at the headquarter, a solar well on the south part of the ranch and a windmill on the north end of the ranch. Two stock tanks and several water troughs disperse water on the property.

Simpson Ranches & Land, LLC  
(210) 854-6365  
Anthony Simpson, Broker  
anthony@simpsonranches.com



All information provided is deemed reliable, but is not guaranteed and should be independently verified.

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**TERRAIN / HABITAT:** Terrain is rolling with elevations ranging from 560' to 650' above sea level. Soil consists of Pernitas fine sandy loam and Benavides fine sandy loam (soil maps available.) Diverse brush covers the ranch and is of medium height with the exception of draws and drainages that have a higher canopy with trees and mesquite.

**WILDLIFE:** The owner has implemented an excellent management program and although the native white-tail genetics are good he has enhanced the deer herd with the addition of quality bucks and does over the years. Dove hunting is good and Quail numbers have been strong over the last several years. Deer pictures are available upon request.

**SUMMARY:** This excellent Duval County Ranch is ready to go and priced right. Call Anthony Simpson to see this fine property (210) 854-6365.

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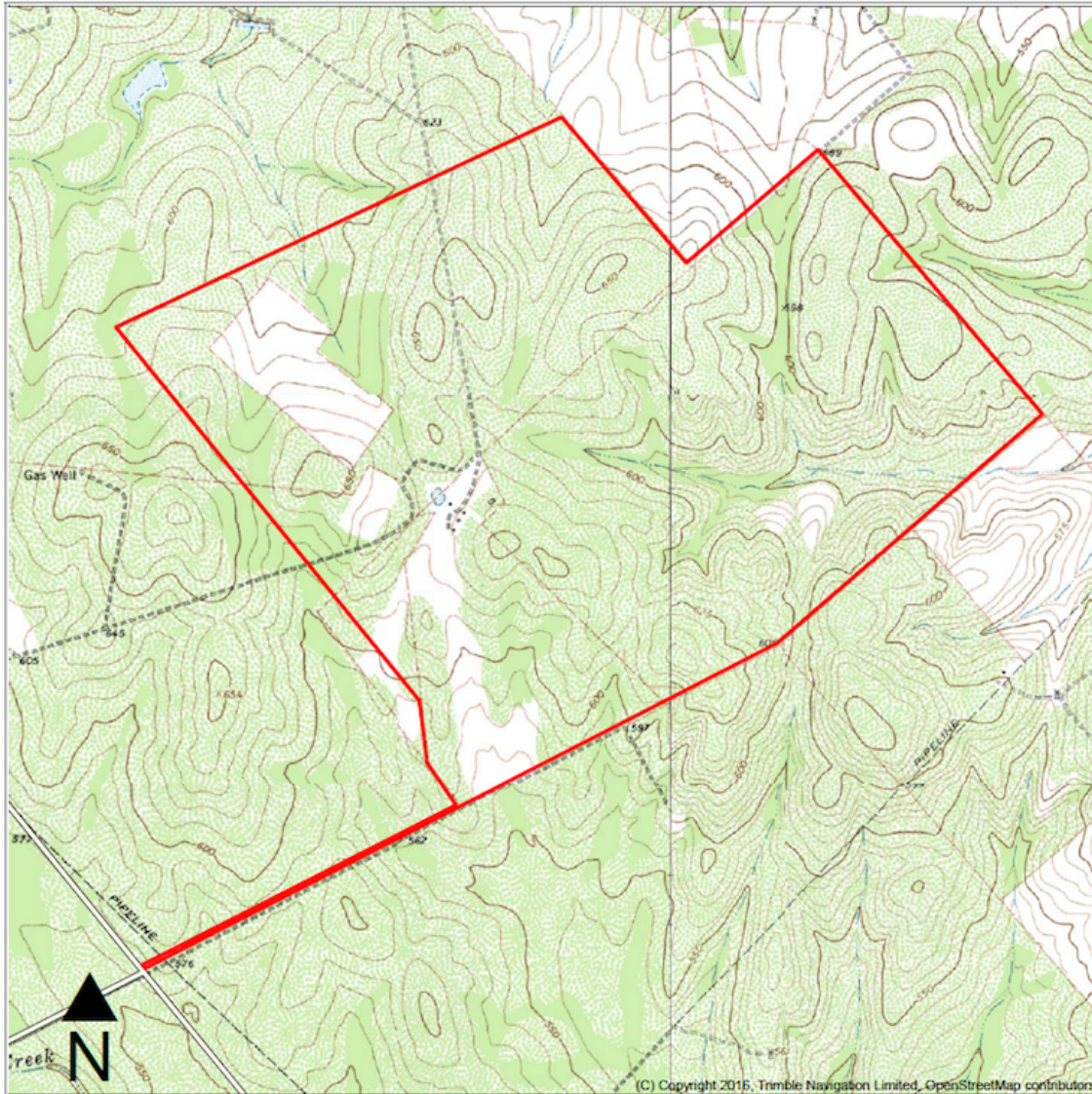
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## TOPO MAP



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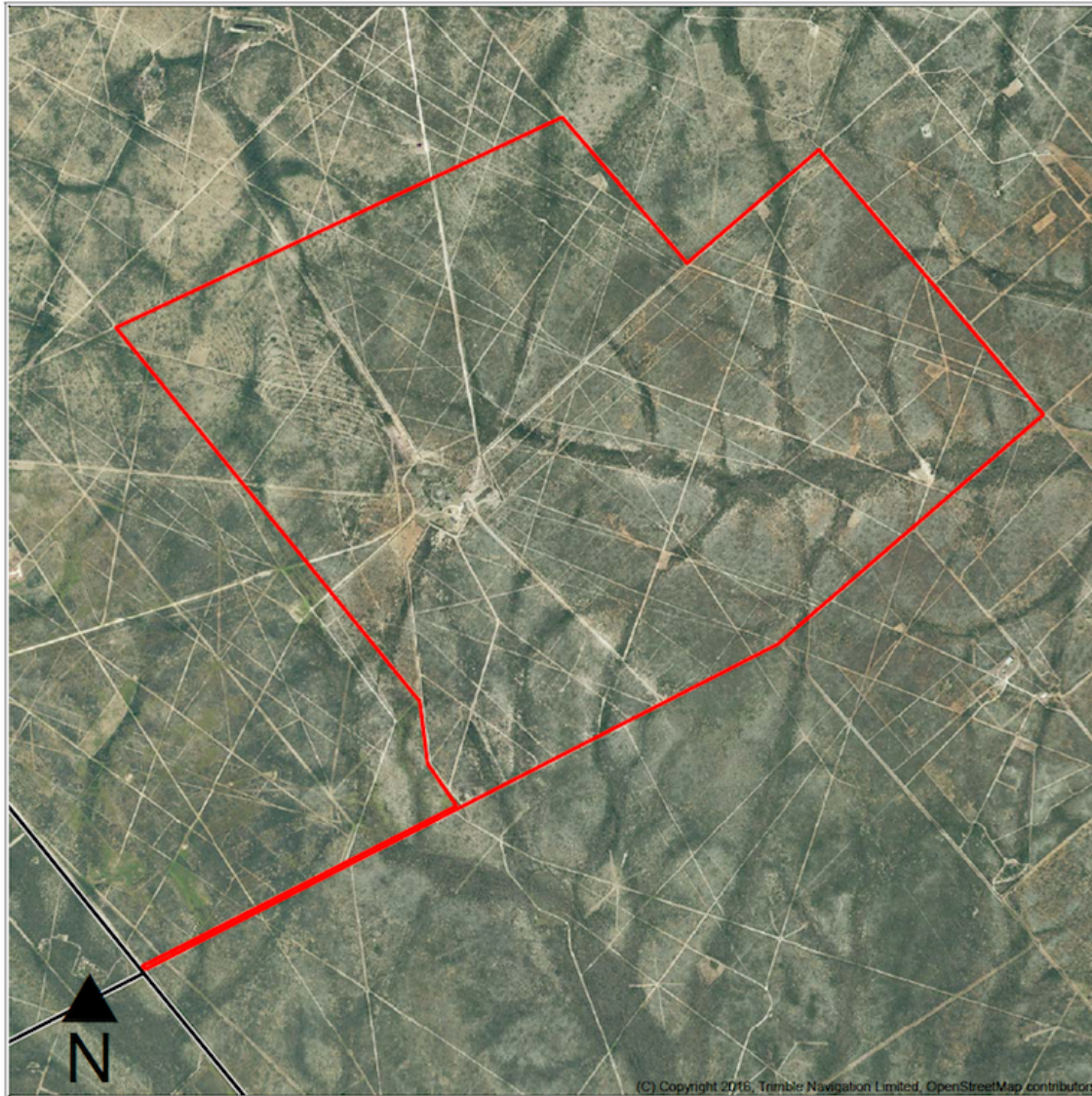
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## AERIAL MAP



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