

SAN CARLOS RANCH



4,989± Acres Webb County
Hwy. 59
Laredo, Texas

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

This ranch is in 'Big Deer Country' and the land has been cared for, maintained and improved for many years. The brush work that has been done on this property is impressive and really allows for you to enjoy the property. This is an old school low-fence ranch that is ready to be made your own.

IMPROVEMENTS

There is one old farm house on the property that provides a good place to stay while you build improvements to your liking. A covered pavilion is located near the house. The perimeter of the ranch is low-fenced and there is some cross fencing as well. There is a good road system in place with wide senderos along them.



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WATER

This ranch is well watered with water troughs and 7 good holding ponds. The largest pond is approximately 4.5± acres in size when full. Becerra Creek along with several other drainages traverse the property and will run water drungin wet times. Water is currently supplied to the house and the water troughs from a neighboring ranch. The agreement with the neighbor is currently a hand shake deal (call broker for details).



WILDLIFE

Webb County and this area are famous for producing large native whitetail deer! Along with the deer are quail, dove, turkey, javelina, hogs, many residence and migrating birds, varmints and much more. The miles of cleared senderos on this ranch provide ideal places to view and hunt deer plus offer prime quail habitat and quail hunting location.



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VEGETATION/TERRAIN

The extensive brush work that has been done on this ranch greatly improves the habitat for both wildlife and livestock. There are miles and miles of roller chopped cenderos that have been maintained. The brush diversity offers optimal nutrition to grow large Whitetail deer and support abundant wildlife. Brush species on the ranch include, but are not limited to, Black Brush, Guajillo, Guayacon, Persimmons, White Brush, Granjeno, Kidney Wood, Coma, Tasajillo and more. There is quite a bit of elevation change on this property providing long distance views in many places. There is an impressive stand of native grasses throughout this ranch especially along the area that have been cleared.

MINERALS

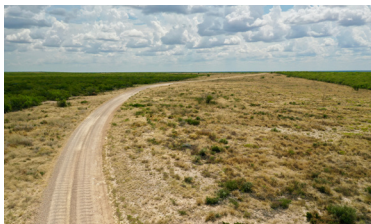
None. Surface Sale Only.

TAXES

Ag Exempt.

EXCLUSIONS

Blinds, feeders, equipment, portable buildings and personal items of Lessee.



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The ranch is accessed via a 6.4± mile easement off of Hwy. 59 and is 25± miles NE of Laredo, 35± miles SW of Freer, 124± miles west of Corpus Christi, 145± miles south of San Antonio, 225± miles south of Austin and 290± miles west of Houston. Airport: Laredo International Airport (KLRD) is 3 miles NE of Laredo and has an 8,743-foot runway.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

MAPS

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VIDEO

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