



TORO CREEK RANCH LOTS

TBD Toro Spur 9, San Diego, TX 78384

32.47 Acres

\$120,000



HUNTING

HIGH PROTEIN BRUSH

CONVENIENT LOCATION

32.47 Acres of raw South Texas brush country conveniently located less than 5 miles from San Diego. Covered with high protein brush species, this property is waiting for the new owner to make it their own hunting place. Easily access off paved CR 103 with electricity available from the east and west neighbors.

This 32.47 acres is typical South Texas brush country with an abundance of high protein brush species known for producing healthy deer populations. A little brush clearing would go a long way to make it huntable. The property is comprised of 3 lots (29,34, and 35) within the Toro Creek Ranch with all-weather roads on the north and south boundaries. There is a caliche pad site on the north end for a camp site. Electricity would be available from the east and west neighbors. There is perimeter fencing along the east and west boundaries of lots 34 and 35. Water well is in the area are around 400' and produce ample water.

Most of the needs of a landowner can be found 5 minutes away in San Diego. Alice has major retailers such as Walmart and Tractor Supply Co.

Surface sale only, mineral estate is owned by others. The property is currently qualified under the Agricultural Valuation via a grazing lease, see agent for details. Cash to seller at closing. No owner financing.

Call agent for details, maps, gate combo. All properties corners are marked with flagging tape.

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John Melnar

Partner / Broker

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TREES

Mesquite

GRASSES

Buffalo Grass, KR Bluestem,
Texas Grama, Oldfield
Threawn, Hooded Windmill
Grass, One-seed Croton

SHRUBS

Granjeno, Guayacan, Brazil, Lotebush,
Vine Ephedra, Guajillo, Twisted Aca-
cia, Texas Persimmon, Agarita, Hog
Plum, Desert Yaupon, Wolfberry,
Mountain Laurel, Cenizo, Blackbrush,
Whitebrush, Prickly Pear, Yucca

WATER

WILDLIFE

Whitetail Deer
Quail
Hogs
Whitewing Dove

UTILITIES

Electricity Available
Well Needed

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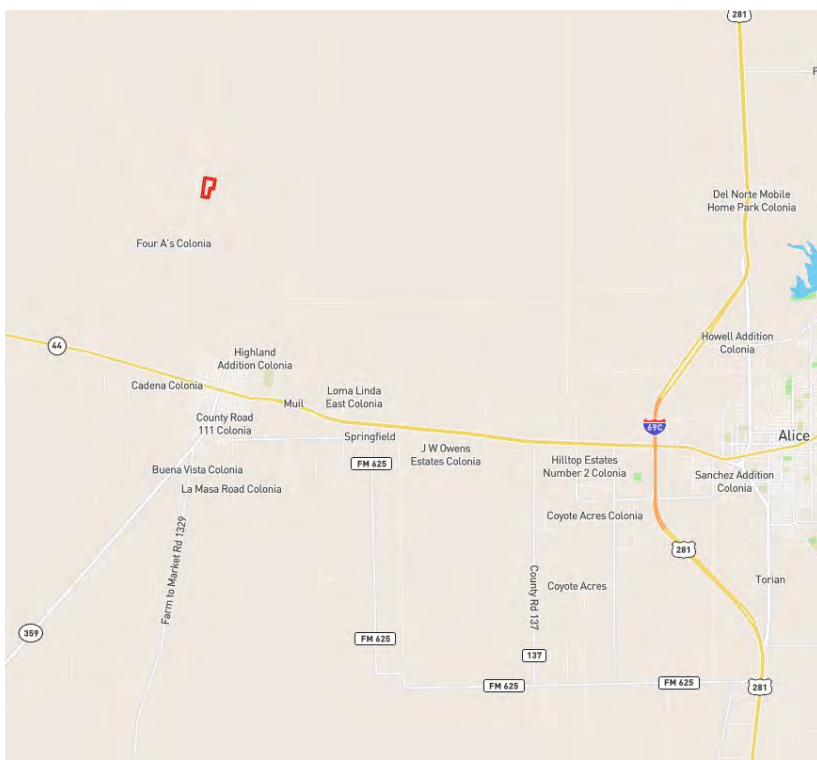


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LOCATION

Duval County

4.5 Miles to San Diego, 14 miles to Alice

19 miles to Alice Airport

62 miles to Corpus Christi

130 miles to San Antonio

DIRECTIONS

From San Diego, head north on CR 103 for 2.6 miles turning right on Toro Ranch Spur 9. Property is on the right, look for sign.

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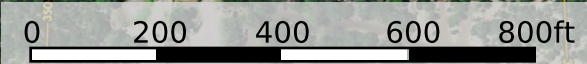
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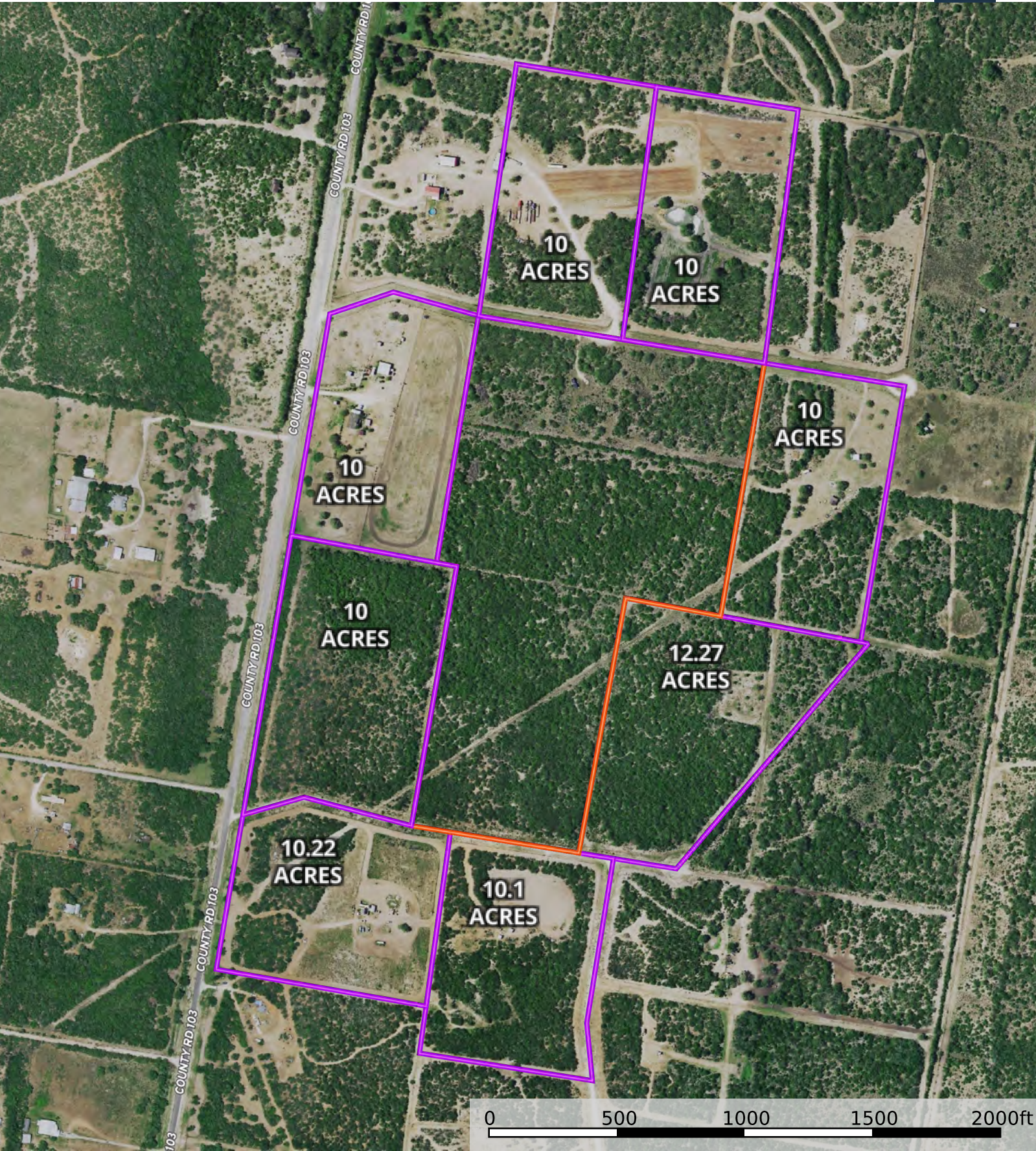
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 Boundary





 Boundary  Neighbor Boundary  Subject Property



 Boundary