

EL TECOMATE RANCH-SOUTH/EAST



2,158+ Acres Starr County
Los Villarreal Road
San Carlos, Texas

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

Here is an opportunity to own the original acreage of the famous El Tecomate Ranch, renown for large South Texas Whitetail Deer as well as a variety of birds and other native wildlife. One of the mainstays of the South Texas Brush Country, El Tecomate has a undeniable romance with an outstanding native whitetail deer herd as well as other wildlife. The ranch has been a feature on numerous TV shows, including 'Realtree Outdoors', 'Monster Bucks', 'The Bucks of Tecomate' and more.



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HISTORY

Giant native bucks like “Heart Attack” made the Tecomate Ranch a renowned ranch in the history of South Texas and was a continued Texas destination for Realtree’s Monster Bucks and “The Bucks of Tecomate” TV shows for almost 20 years. The ranch has long been famed as one of the best native deer ranches in the world, largely due to the intense management system and the introduction of Lab-Lab and warm season food plots, which revolutionized common management practices, resulting in some of the first 200-inch native deer harvested in Texas. El Tecomate Ranch (‘The Gourd’) is located in an area often referred to as the “Media Luna”, an area that forms a crescent just north of the Rio Grande Valley farmlands. The inherently rich fine sandy loam soils of the property are ideal for growing summer and winter food plots, as well as known for retention of surface moisture for productivity of these food plots. Arrowheads and other Native American artifacts have been found on the ranch, plus there is an old hand dug well 25± feet deep by 6 feet across that is a unique, historical feature.

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IMPROVEMENTS

This ranch includes a 5 bedroom/2 bath cinderblock and stucco lodge whose interior is made up of reclaimed wood that gives it a charming South Texas lodge-feel. The house will sleep 15 and has central air conditioning, offering room for all to enjoy your own personal piece of South Texas. There are water lines running throughout the ranch that provide water for stock tanks and other water points from the high volume well near the lodge.

RANCH IMPROVEMENTS

The ranch is fully game fenced. The south pasture has four “reverse fenced” deer food plots.



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WATER

The named creek, Remadura de Sandia Creek traverses north to south through the middle of the ranch. City water supplied by El Sauz Water provides water to the lodge, and this city water line also extends to the Tecomate East Ranch for future use. There is 1 water well with electric submersible pump next to the house that supplies water to cattle troughs and ponds. Six lakes/ponds varying in size from $\frac{1}{2}$ acre to 2 acres in size combine with 8 wildlife watering ponds throughout the ranch. All of these watering areas have water lines to them which allow the ability to maintain constant water levels. These constant ponds bring in wildlife from all over the surrounding areas, giving this ranch an amazing variety of native wildlife. One large water pila can be used for livestock as well as wildlife.



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WILDLIFE

A combination of supplemental feeding, ample water and ultimately premiere South Texas brush species provide opportunities for this ranch to grow large native Whitetail deer. El Tecomate ranch has received national publicity for years and has maintained a MLD 3 status with extreme selection in harvesting and extensive game surveying. The ranch is entirely high fenced but all the deer are native. The largest deer on the ranch harvested was a 197 Score, Boone & Crockett grading. Outstanding bird hunting include dove, seasonal waterfowl, quail and turkey plus there is an abundance of beautiful native bird species.



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VEGETATION

These 2158± acres are incredibly diverse with 7 different distinct soil types that make this unique ranch seem like a completely different place at every corner. This ranch contains the ultimate selection of high protein brush that is important to supporting trophy deer. Along with this, there are several tilled fields bringing exceptional ability to draw in wildlife. Native brush species include guayacan, granjeno, colima, kidneywood, lime prickly ash, cenizo, guajillo, mesquite, whitebrush, black brush, prickly pear and more. The underlying pastureland is established in both native and improved buffelgrass.

CONSERVATION EASEMENT

The South pasture is subject to a Conservation Easement with the Caesar Kleberg Wildlife Research Institute.

(<https://www.ckwri.tamuk.edu/>) The East pasture is not a part of the easement.

MINERALS

Seller believes that the South Pasture includes approx. 1,188 acres designated as State Classified Mineral Acreage. The East Pasture is believed to have an estimated mineral interest of 1/8 minerals intact.

TAXES

Wildlife Exemption.

UTILITIES

Septic. Medina Electric Coop.

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2,158 \pm ACRES STARR COUNTY SAN CARLOS, TEXAS

The ranch is located just south of the Jim Hogg county line in the northern part of Starr County. Large surrounding ranch neighbors assure privacy including to that to the east, East Wildlife Foundation. The ranch is 207 \pm miles from San Antonio (just over 3 hours), 149 \pm miles from Corpus Christi, 285 \pm Miles from Austin and 342 \pm miles from Houston, TX. Falcon Lake, a fishing paradise, is located about 45 \pm minutes SW of the ranch. Rio Grande City Municipal Airport (67R) is located 3 \pm miles NW of Rio Grande City and has a 4000-foot runway. The McAllen Miller International Airport (MFE/KMFE) is 2 \pm miles south of McAllen and has a 7120-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 & must accompany client or customer on first showing to participate in compensation.

MAP

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VIDEO

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Robert Dullnig

Broker Associate

210.213.9700

DullnigRanches@gmail.com

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