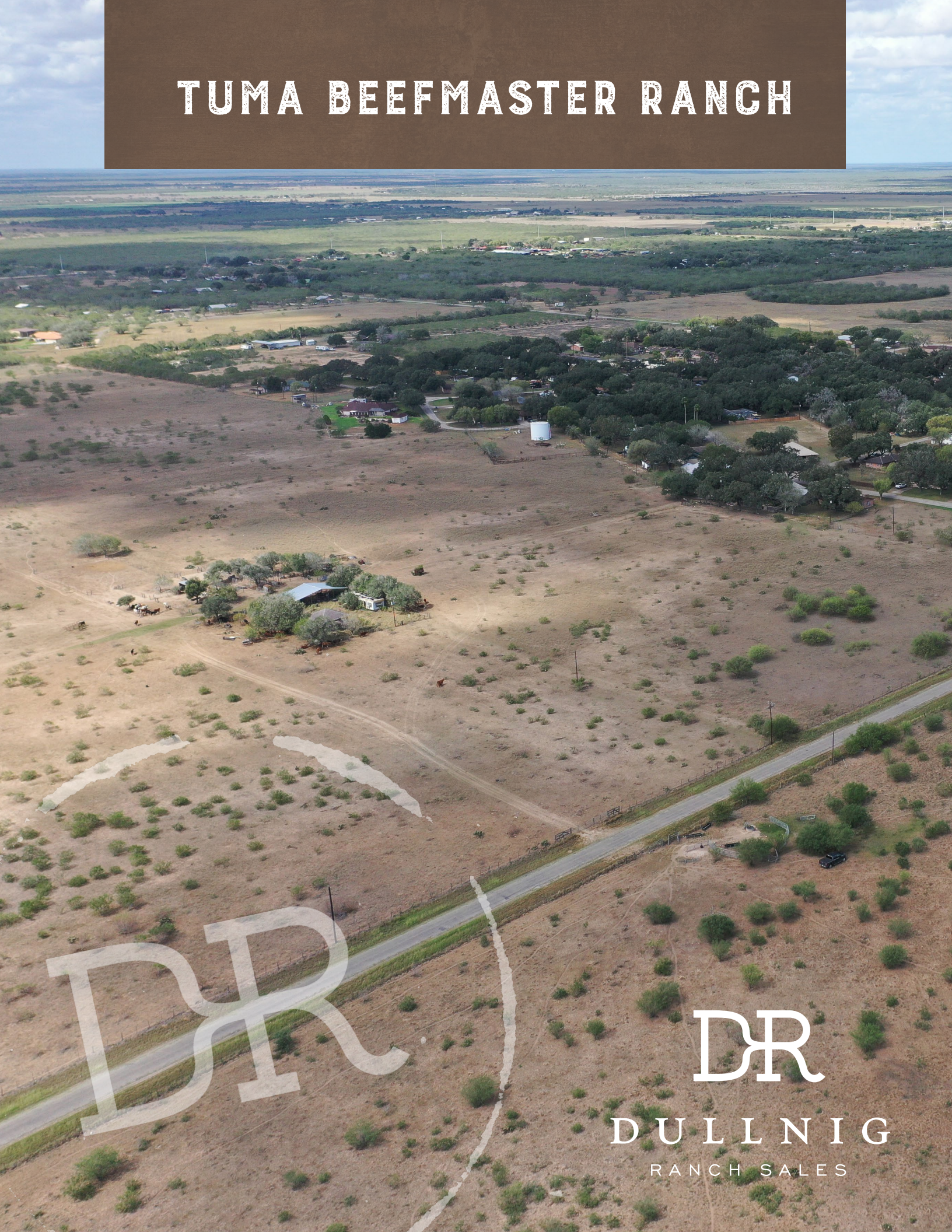


TUMA BEEFMASTER RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Located in the heart of Premont, Tuma Beefmaster Ranch supports both 7,150± feet of County Road frontage and 1,406± feet of HWY 281 frontage, creating a multitude of end-use options for a buyer looking to invest in this region of South Texas. With no restrictions, this mixed-use property near the center of town is one of a kind and primed for any use the buyer desires, such as residential or commercial development, cattle grazing, and/or hunting.

IMPROVEMENTS

This low-fenced property has one set of cattle pens with water troughs and an uninhabitable barn house. The property is equipped with water provided by the city of Premont and electric. Additionally, there are two homes adjacent to this property that the seller would consider selling (see broker for details).

314± Acres

Jim Wells County



314± Acres
Jim Wells County



VEGETATION AND TERRAIN

Made up of predominantly coastal grasses, scattered mesquites, and oak trees, this property has incredible mixed-use opportunity that would work well for cattle grazing, hunting, and development. The terrain is flat and highly accessible throughout the property.

WILDLIFE

This property holds most common wild game found in South Texas including but not limited to: White-tailed deer, hogs, dove, quail, and various varmints. Nilgai have also been spotted on the property.

314± Acres

Jim Wells County

WATER

City water is provided by city of Premont with one meter. There are two surface water ponds on the property that will hold water as well as some water troughs. 5 acres of land surrounding the northern tank is in wetlands.

SCHOOLS

Premont High School

MINERALS

None.

TAXES

Ag Exemption.



314± Acres
Jim Wells County

NOTE

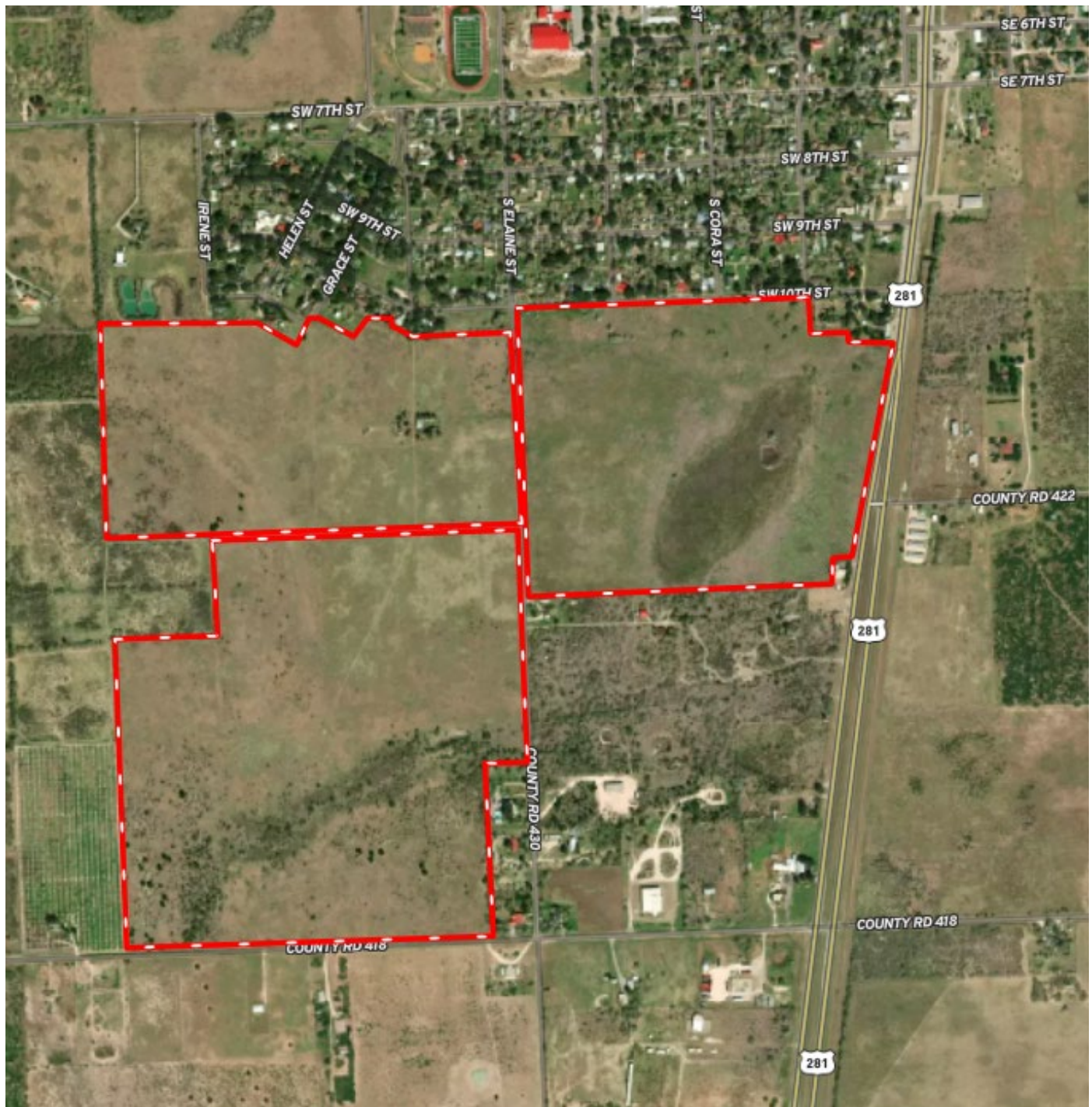
The land is currently leased out for cattle, see broker for details.



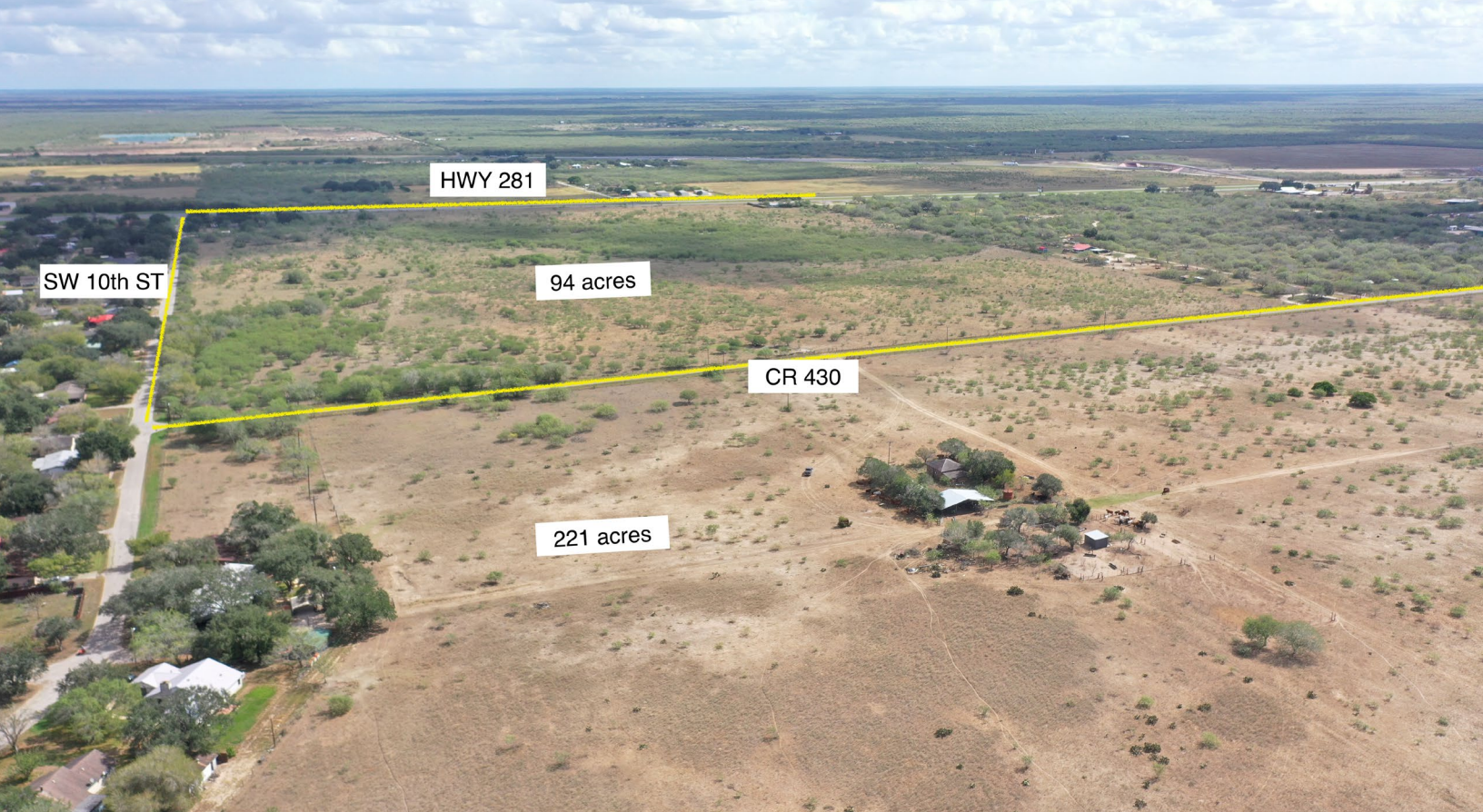
314± Acres
Jim Wells County

MAP

[Click here to view map](#)



314± Acres
Jim Wells County



314± ACRES JIM WELLS COUNTY COUNTY ROAD 430 PREMONT, TX

The property is located 10± miles N of Falfurrias, 28± miles SW of Kingsville, 28± miles S of Alice, 70± miles SW of Corpus Christi, 141± miles S of Victoria, 163± miles S of San Antonio and 263± miles SW of Houston.

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

PROPERTY WEBSITE

[Click here to view website](#)

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