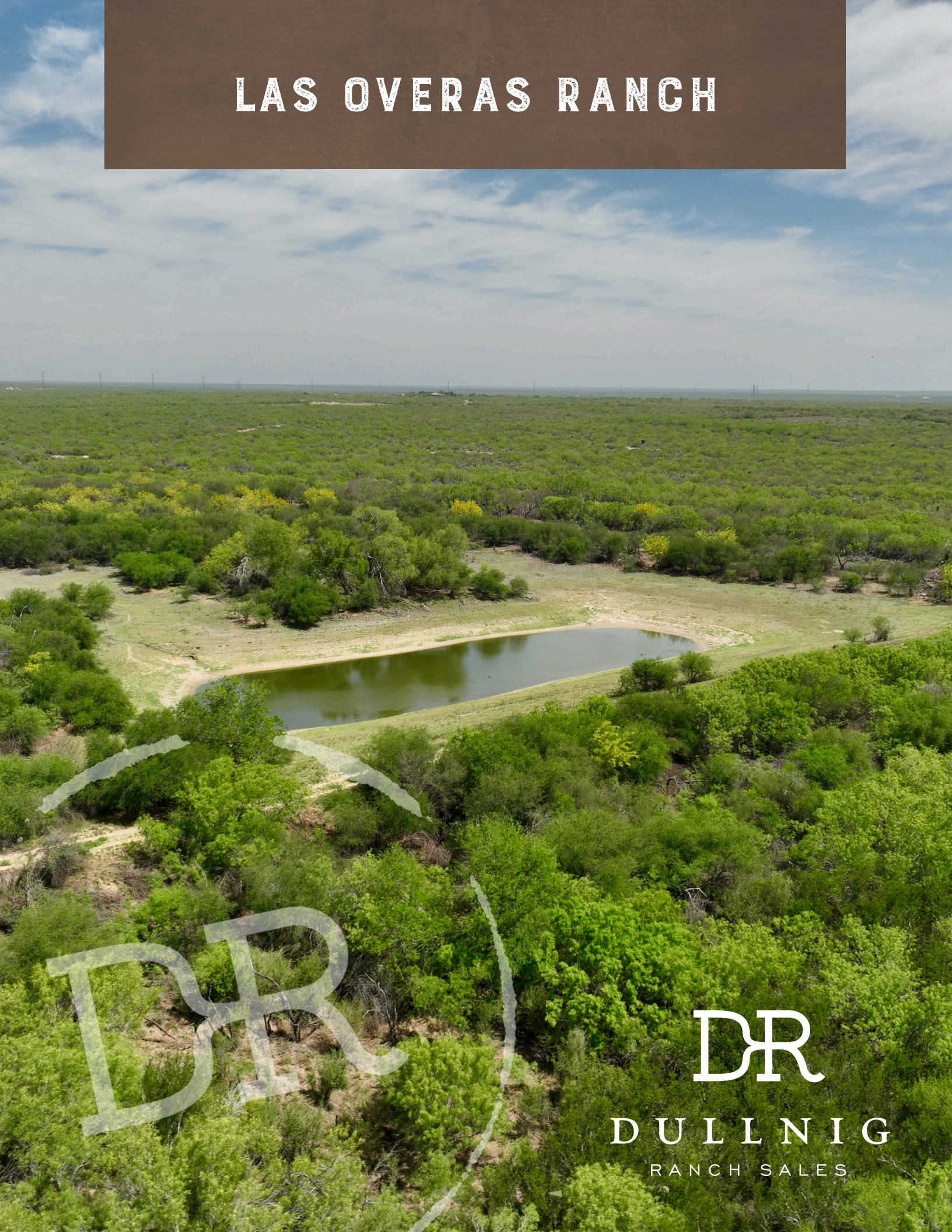


LAS OVERAS RANCH



DR

DR

DULLNIG
RANCH SALES

DESCRIPTION

Las Overas Ranch is a sprawling cattle and hunting operation located in Southern Webb County just 15-20 minutes from Laredo, TX. The ranch has been owned and operated by the same family for over 80 years. Situated in the heart of *Big Deer Country*, this high-fenced ranch offers superb native Whitetail genetics, turn-key structural improvements, well-maintained interior ranching infrastructure, and excellent surface water distribution.

IMPROVEMENTS

The spacious 7,000 SF hunting lodge is ideally set up for entertaining large groups with 8 bedrooms each with ensuite bathrooms, and a large bunk-room with 2 bathrooms, commercial kitchen, game room, spacious living room, covered patio, and a fully enclosed parking bay with a walk-in cooler and 2 storage rooms. Adjacent to the lodge is a large shop and pole barn and the foreman's compound is in the SW corner of the ranch and also has several barns and shops.



10,600± Acres
Webb County



*10,600± Acres
Webb County*

WATER

The ranch has excellent water infrastructure with 3 water wells that service the lodge and 29 cattle troughs and multiple stock ponds via miles of buried water lines. There are a total of 21 surface tanks scattered across the ranch ensuring that wildlife and livestock never have to travel far for a drink. The lodge has 2 large water storage tanks which are filtered through a reverse osmosis system.

RANCHING INFRASTRUCTURE

The ranch is cross-fenced into 18 different pastures, each with piped water to them. There is a lane that stretches for 7 miles from east to west through the middle of the ranch allowing for easy rotational grazing of cattle. There is a good road system throughout the ranch, including miles of caliche roads ensuring easy access across the property. The perimeter of the ranch is 100% high-fenced.



10,600± Acres
Webb County



VEGETATION AND TERRAIN

The ranch is mostly gently rolling terrain with elevations ranging from 550 - 400ft ASL. Two named creeks, Dolores & Blancas Creeks, traverse the ranch, along with multiple other seasonal draws which allow for excellent runoff to the numerous tanks. The ranch has all the necessary browse to grow very large deer. Brush species include: Black Brush, Guajillo, White Brush, Persimmon, Tasajillo, Guayacon, Kidney Wood, and other natives. There is a large diversity of soil types across the ranch, including Hebbronville loamy fine sand, Copita fine sandy loam, Nueces fine sand, Catarina Clay, and more. The eastern half of the ranch has the sandier soils with naturally mottled brush offering excellent quail habitat which could be further enhanced.

WILDLIFE

Wildlife includes Whitetail deer, turkey, quail, dove, javelina, hogs, and other native species. The trophy native deer herd has been well managed and has been under MLDP Status for over 15 years. The ranch also offers excellent wing-shooting opportunities and several of the larger tanks are stocked with largemouth bass.



10,600± Acres
Webb County



MINERALS

None, surface-only sale. There is some older gas production on the ranch and currently no active drilling activity.

TAXES

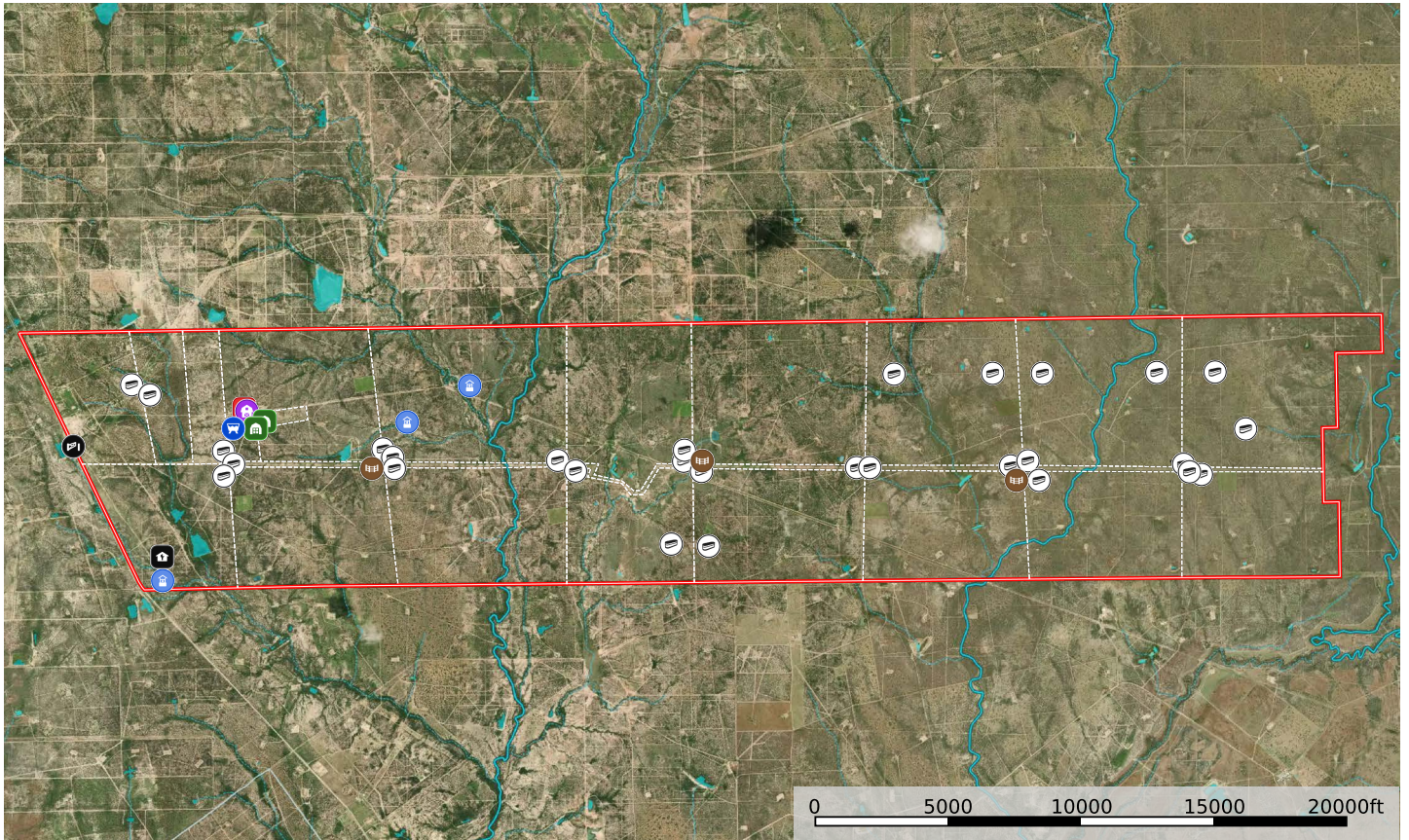
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10,600± Acres
Webb County

MAP

[Click here to view map](#)



Water Storage Tank Shed / Shack Pens Trough Foreman's House Well Barn Main House Gate Fence Pond / Tank Food Plot Boundary Stream, Intermittent
River/Creek Water Body

10,600± Acres
Webb County



10,600± ACRES WEBB COUNTY

The ranch is accessed via paved Mangana-Hein Rd and is conveniently located a mere 15± miles from the Laredo International Airport.

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

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