

NEWSOM RANCH



**1903± Acres Frio Co.
FM 140
Pearsall, Texas**

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DESCRIPTION

A rare opportunity to own a very special ranch in highly desirable Frio County. Owned and operated by the same family since 1881, and only 1± hour from San Antonio, this great hunting and cattle ranch is highlighted by several miles of San Miguel Creek.

WILDLIFE

This is an exceptional low fenced hunting ranch. With 30% improved pasture the property offers good bird hunting opportunities as well as native deer. San Miguel Creek traverses through the property, providing large Oak trees for turkey roosting sites. The property has an abundance of wildlife and has been leased to the same tenant for 25± years. Game includes Whitetail deer, Turkey, Quail, Dove, Javalina, hogs and varmints.



IMPROVEMENTS

This property is ready for your choice of improvements with infrastructure in place. A modular home that is 3 Bedrooms/2 baths along with a barn are the structural improvements on the ranch. Perimeter fencing is low 5-strand barb wire ranging from poor to good condition. The property has a good road system and 4 water wells.

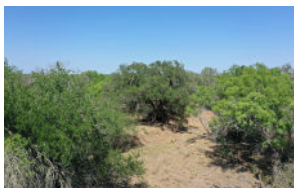


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WATER

The property is highlighted by 2± miles of San Miguel Creek. This creek has excellent drainages and is lined by large oak trees. There are several tanks plus there are 4 water wells. Three of the wells are electric submersible wells with the fourth being a windmill. The house well has a 10-inch casing and was once used as an irrigation well. Currently it only supplies water to the owner's home.



MINERALS

Negotiable.

TAXES

\$3,950 / year.



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1903± ACRES FRIO COUNTY FM 140, PEARSALL, TEXAS

This property is located 10± miles east of Pearsall, 11± miles west of Charlotte, 12± miles south of Big Foot, 18.5± miles SE of Devine, 50± miles south of San Antonio. The property has 2± miles of FM 140 frontage as the south boundary and .86± mile of CR frontage on its east boundary.

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.

MAP

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VIDEO

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DULLNIGRANCHES.COM](#)**

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