

SALARITA RANCH



9,382± Acres Live Oak & Duval Counties
FM 624
George West, TX

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

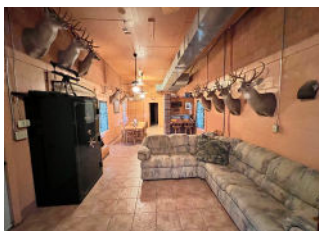
Rare opportunity to own a large well-watered ranch in Live Oak and Duval Counties. This hunting and cattle ranch has been owned and operated by the same family since 1992. Over the past 30 years this family has intensely managed the ranch, producing several native whitetail bucks scoring 190+ Boone and Crockett with the biggest scoring 209 Boone and Crockett. This well-watered ranch offers excellent brush diversity, lush bottoms and rolling scenic terrain.





IMPROVEMENTS

The improvements are modest but practical and offer a choice of living accommodations. There are numerous locations on the ranch that have water and power that would also make ideal new building sites with long distance views. The Headquarters has a 3/2 vintage brick house with one of the rooms being a large bunk room and a bathroom with 2 toilets, 2 showers and 3 sinks. Also at the headquarters is a 3/2 manufactured home which has a large living area and covered wood back porch. A short drive away is another 3/2 manufactured home with a detached garage/ barn. There is also a hunter's camp with a water well, electricity and a pole barn located 2.7± miles north of the headquarters. Other improvements nearby include a lighted and covered game cleaning area and a retrograde cedar post 'cook shack' with an outdoor fireplace.





RANCH IMPROVEMENTS

There is ample storage and barn space with a 5,400± square foot barn that has a 2,400± square foot enclosed cement floor shop/barn with a drive through bay. There is also a 5,000± square foot covered barn for large equipment and cotton seed is currently stored there as well. 2 overhead silos for bulk corn, protein or milo are present at the headquarters as well. The perimeter of the ranch is entirely high-fenced with engineered water gaps. There is low-fenced cross fencing, 2 sets of cattle pens and 2 sets of catch pens. There are 2 caliche pits which provide plenty of quality material used for the main roads and around the improvements.





WATER

This ranch is watered extremely well with 25 natural watering areas and 14 troughs totaling 39 different locations, all fed by miles of underground water lines. There are 9 ponds/lakes with the largest being 6+ acres in size when full. The biggest lake has a deep pit that holds water year round and the Snake Pit Pond is supplemented by a nearby well. The rest of the ponds are filled by natural runoff. Lagarto Creek traverses the property for over 2 miles and Botello Creek runs on the property for 1.9± miles. Both of these named creeks will run water during wet times. There are 4 water wells, 3 that are operational and are powered by electric submersible pumps. These wells fill 6 different cisterns which service all the watering stations as well as the improvements.





WILDLIFE

This ranch is in the heart of big deer country and the deer have been intensively managed over the last 30 years. In short, there is an outstanding native South Texas whitetail deer herd. The ranch record scored 209 Boone & Crockett and there have been several 190's and 180's harvested as well. The trees along Lagarto Creek and several of the other drainages provide ideal roosting locations for turkeys and the areas where the brush has been manipulated offer great quail habitat. Along with Deer, turkey and quail are doves, Javelina, wild hogs, varmints, migrating waterfowl and much more.



TERRAIN-VEGETATION

This ranch has an impressive amount of diversity in both brush and terrain. The soil types vary throughout the ranch with a mixture of darker soils in the creek bottoms, to a sandier loam with iconic brush diversity, to rolling caliche hills which provide expansive long distance views. The ranch has all the necessary brush species to grow large whitetail deer and provide ideal habitat for quail, turkey and other wildlife. The brush species on the ranch include Guajillo, Black Brush, Guyacon, Granjeno, White Brush, Persimmon, Prickley Pear, Ceniza, Huisache, Twisted Acacia, Spanish Dagger and some scattered Coma Trees. There are large Mesquite Trees throughout the ranch and along the creek drainages are Hackberry Trees and some Cedar Elms. Over the years there has been selective brush clearing on the ranch which has allowed for impressive stands of both Buffel Grass and native grasses to thrive in those areas.

INCLUSIONS

Contact broker for a list of equipment that can be conveyed price depending.

MINERALS

None. Surface sale only. There is no production currently on the ranch.

TAXES

Wildlife Exempt.



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**9,382± ACRES LIVE OAK & DUVAL CO.
GEORGE WEST, TX**

Salarita Ranch is located 28± miles northeast of Freer, 31± miles northwest of Alice, 43± miles southeast of Tilden, 59± miles northwest of Corpus Christi, 106± miles south of San Antonio, 180± miles south of Austin and 225± miles west of Houston. There is 1.1± miles of paved road frontage on FM 624 and the gate is located 21± miles south of George West.

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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