

1040 +/- Acre Showplace

Offered at:

\$3.64 Million

This is truly a unique ranch. Enjoy picturesque views, a high quality genetic Whitetail heard with breeding operation, Texas Exotics, and all this less than 30 minutes from McAllen in Hidalgo County!!!!



Headquarters



Just the right size at 2500 +/- SF. Huge kitchen and living area with 2 beds and baths. Electric storm shutters on all exterior doors and windows provide that extra security and piece of mind. A fully functional outdoor kitchen with all the extras finishes this headquarters off beautifully..



Habitat

The large 5 acre lake is the main water source for the ranch. It is fully stocked with a variety of sport fish and catfish. Power from the road is buried to the headquarters. Some virgin brush, pasture and 10+ year re-growth covers the ranch. Very good all weather roads make driving the property very easy at anytime of the year.



Breeding Pens



Top tier genetics are evident in breeding pens. The ranch is MLD Level II. Records and breeding lines can be made available.



Maps

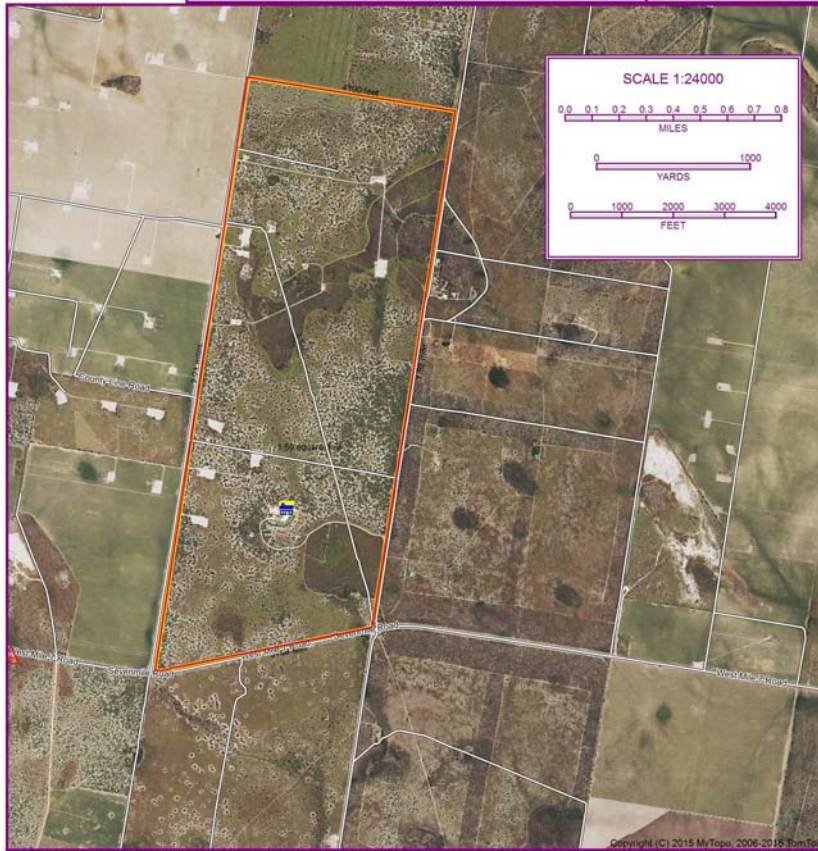


1040 +/- AC / Hidalgo County

Listing
Signature Properties

NO Minerals

J.C. Lowe, ALC
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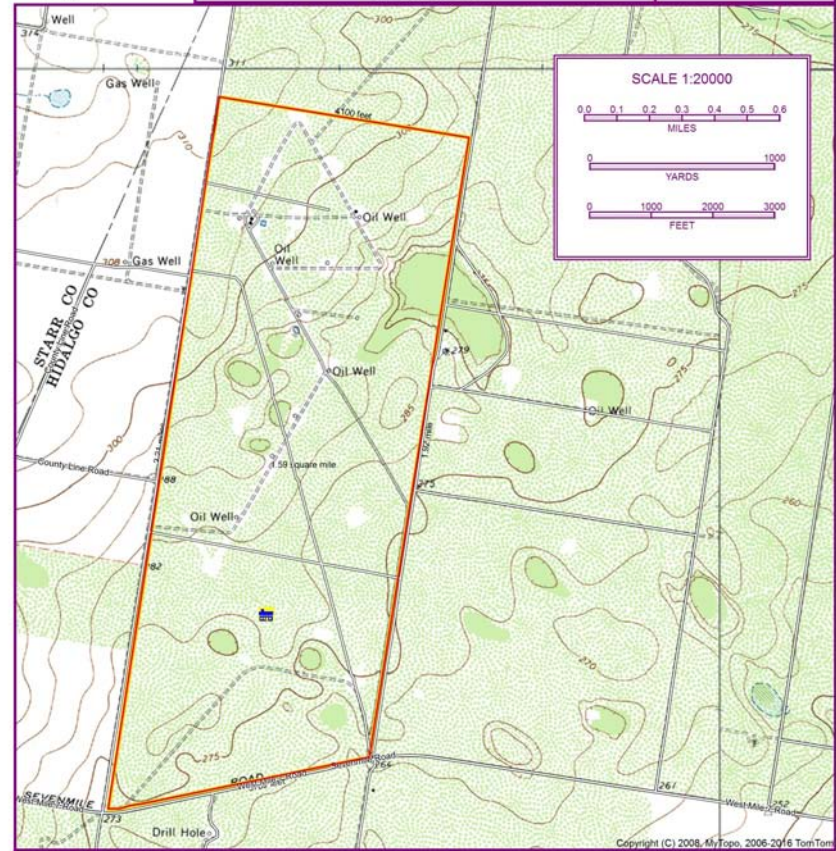


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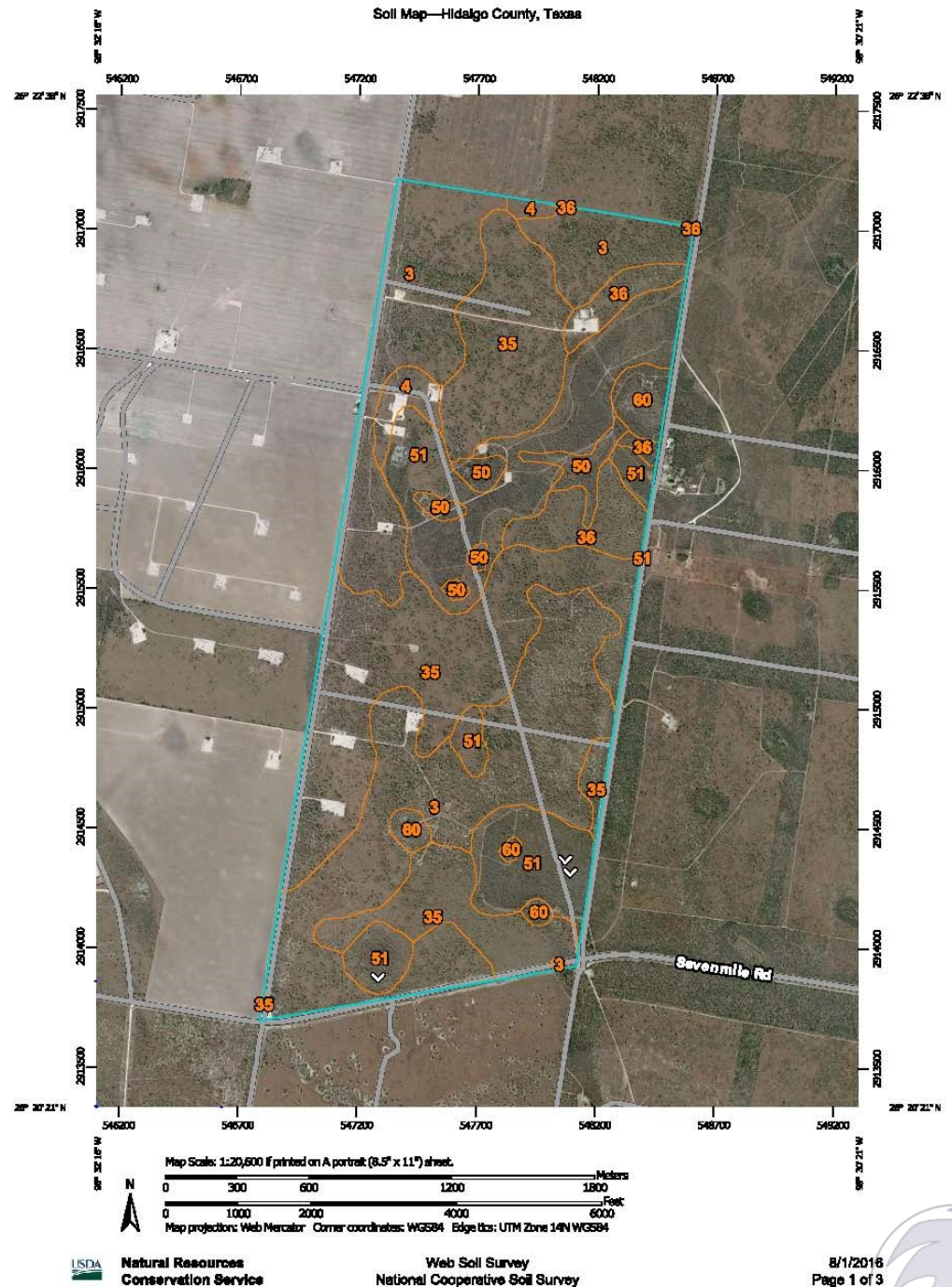
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Located on 7 Mile line 3 miles west of Jara Chinas Road. The ranch is surrounded by large neighbors including the historic Yturria Ranch. The entire east side borders the Yturria Ranch.



Soil Map

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Brennan fine sandy loam, 0 to 1 percent slopes	385.5	36.6%
4	Brennan fine sandy loam, 0 to 3 percent slopes	17.9	1.7%
35	McAllen fine sandy loam, 0 to 1 percent slopes	343.4	32.6%
36	McAllen fine sandy loam, 1 to 3 percent slopes	53.5	5.1%
50	Ramadero sandy clay loam	25.8	2.5%
51	Randado-Cuevitas complex, 0 to 3 percent slopes	201.2	19.1%
60	Rio clay loam	25.0	2.4%
Totals for Area of Interest		1,052.3	100.0%



Pre-Qualified buyers only. Contact me for private showings
anytime.

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