

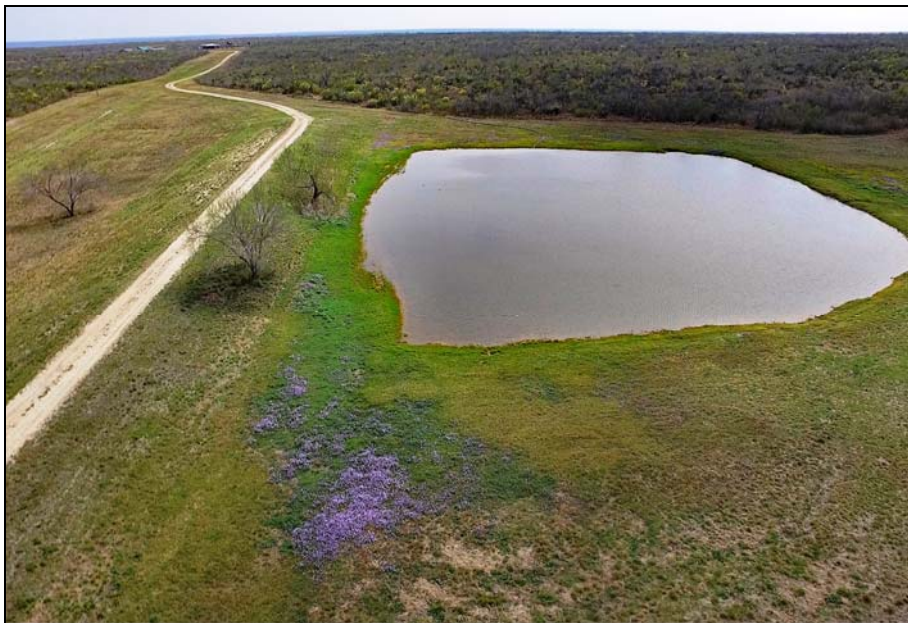
- *Now Available in South Texas* -

-Caballo Creek Ranch-

2,085.39 acres

Historic McMullen County, Texas

"Premier Hunting with Live Water"



Presented and Listed By:

TEXAS RANCH BROKERAGE



George West, Texas
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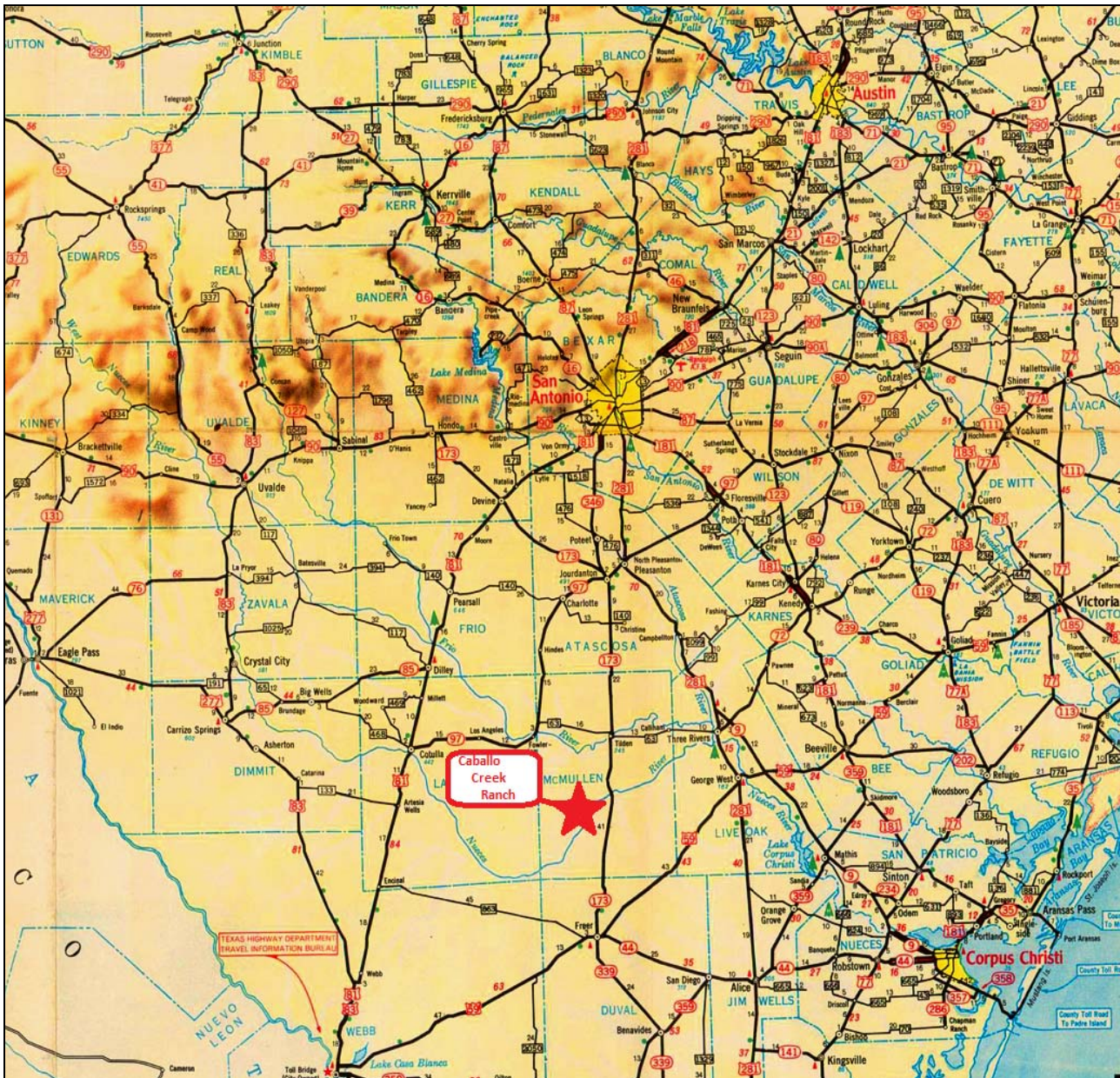
Tom W. Davis, Ranch Broker

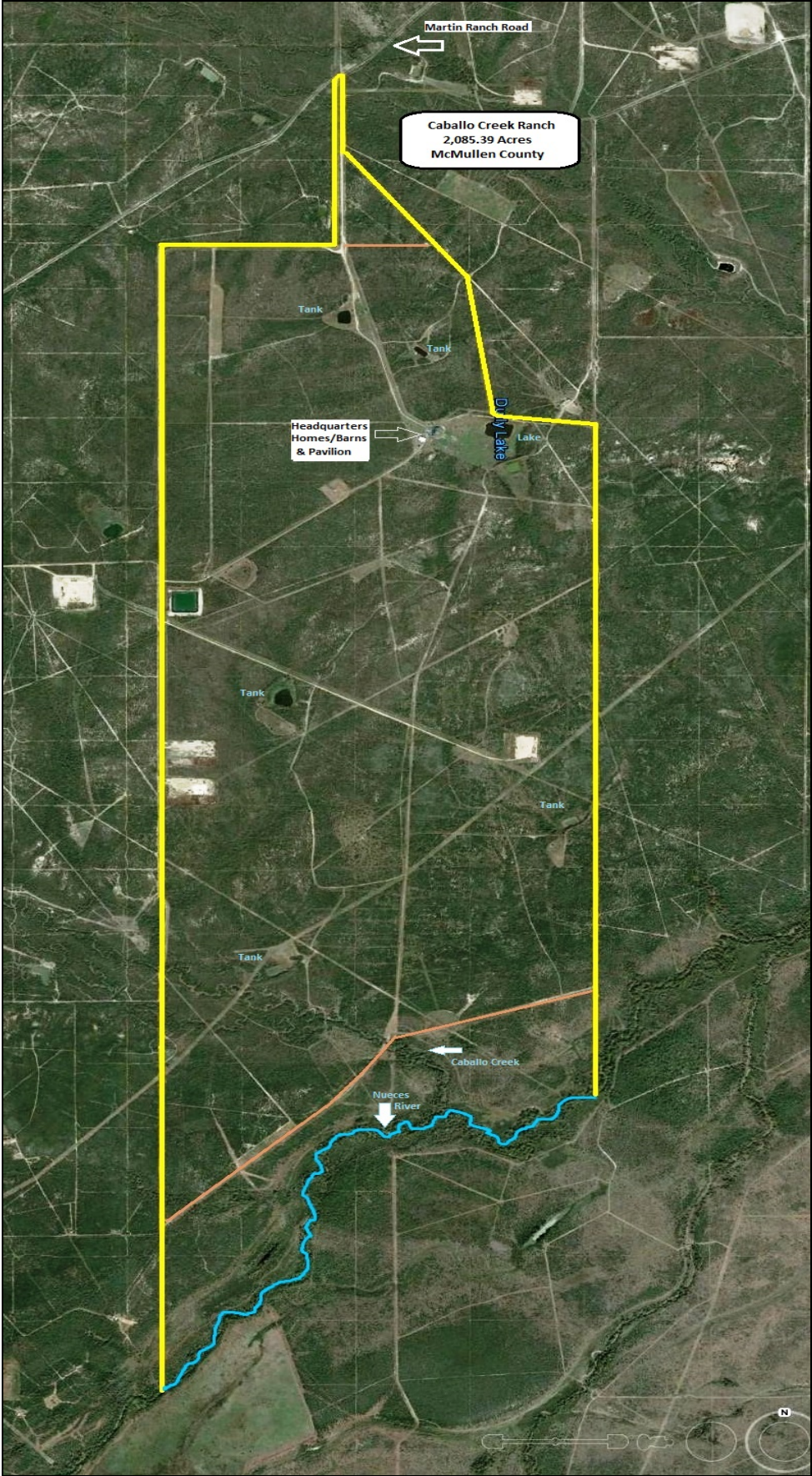
2,085.39 acres

McMullen County, Texas

Location

14 miles SW of Tilden, Texas. The ranch is also conveniently located only 1.5 hours South of San Antonio and 60 miles NW of Corpus Christi, Texas.





Topography/Vegetation

The diversity of topography and terrain at the Caballo Creek Ranch is impressive. Gently rolling hills, several creeks and ravines meandering toward the Nueces River bottom, excellent views and notable elevation changes are found here. This property is situated in an area noted historically for “game rich” habitat, high protein brushes, great soils and the superior whitetail genetics South Texas is known for. The vegetation here is diverse as well having approximately 75% of the ranch covered in heavy to medium brush (granjeno, black brush, prickly pear, guajillo, cat claw, bull mesquite, brasil, lotebush, and guajacan) and coma. Caballo Creek and the Nueces River bottom are lined with huge Mesquite, Hackberry, and numerous Live Oak trees. The owner has done a superb job in constructing a fantastic road system throughout the ranch with wide, well maintained senderos. In addition to the great native areas there are multiple tillable food plots used for nutritional enhancement of the deer herd.

Excellent roads and vegetation

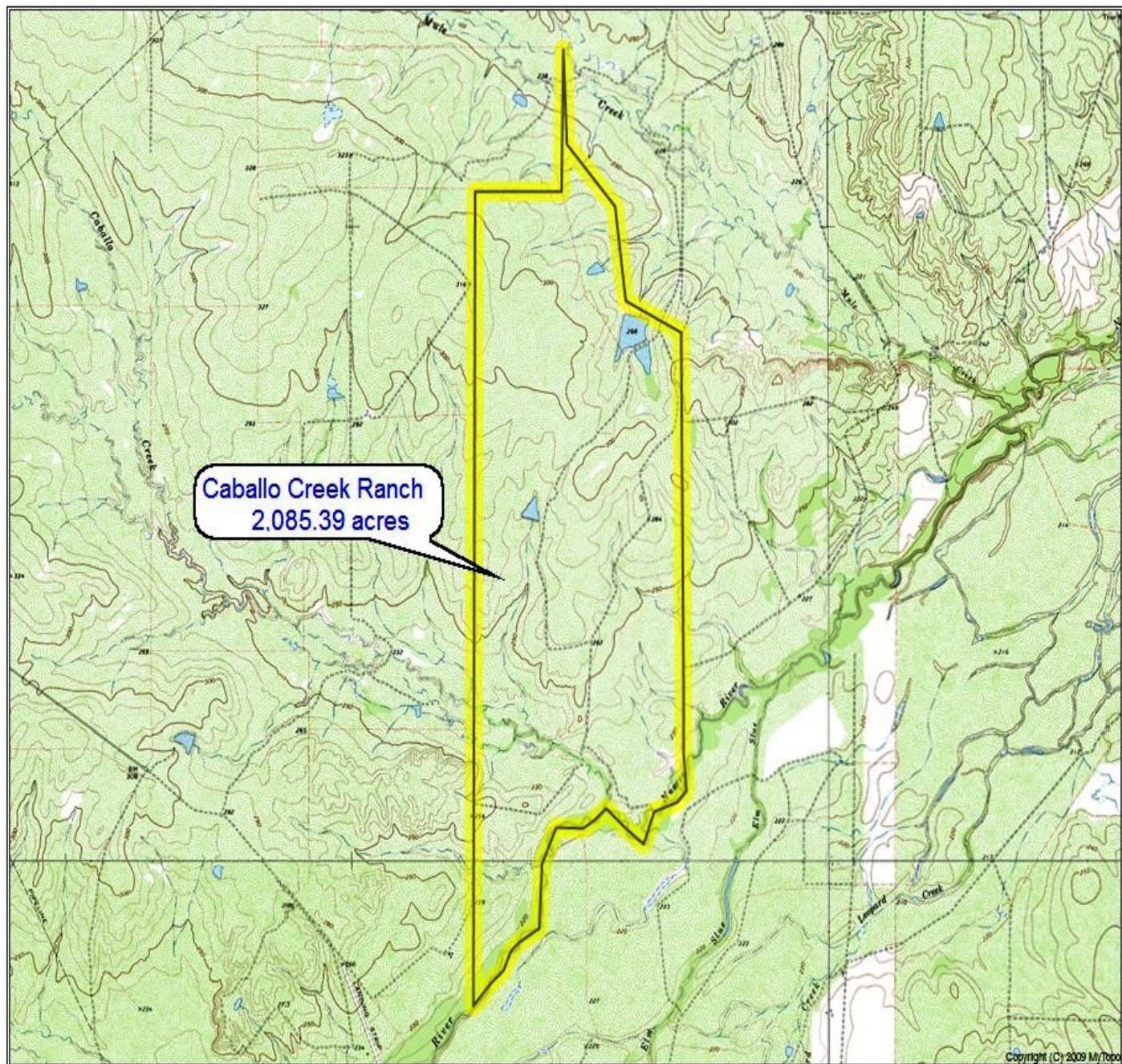




Nueces River Frontage



Topographic Map



Improvements

The Headquarters is situated near the north end of the ranch and is a picturesque setting overlooking Dulley Lake. Here you will find the main house, foreman's/guest house, and recreational pavilion and a large steel barn. The Main House is a 2009 triple-wide, 4 bedroom -3 bath home in beautiful condition, has a nice fireplace, and is complete with a full length porch on the lake side. The Foreman/Guest Home is a nice 3 bedroom -2 bath doublewide with a fireplace, in great condition. The Recreational Pavilion is a beautiful space that connects the two homes and creates wonderful "common" area. Having stained concrete floors, roll up doors for a nice breeze, flat screen t.v.'s, bar, and also a bathroom, this is a popular spot amongst guests.

The "Big Barn" is at the headquarters and adds the functionality you need for a great ranch set up. This barn is on a concrete slab and complete with a fully enclosed area and covered overhangs on both the east and west sides. A large walk-in cooler and game processing area is positioned under the east side and in excellent condition. Lights and electricity are generously installed throughout the structure.

The "East Barn" is located about ½ of a mile east of the headquarters and is a very nice structure as well. It also boasts a fully enclosed area and large overhang perfect for tractors and implements, walk-in cooler and is appointed with water storage cisterns, electricity and a concrete floor.

Most (1,700+- acres) of the Caballo Creek Ranch's 2,085.39 acres are enclosed within approximately 10 miles of game proof fencing. There is a beautiful low fenced pasture in the river bottom containing around 300 acres and another 100+- acre low fenced pasture on the north end of the property.

Well maintained gravel roads and wide senderos are scattered throughout the entire ranch. The owner has made it a high priority in keeping the travel areas in superb condition. This is a turnkey, ready to move into and use, nothing needed ranch!

Headquarters Compound



Ranch Homes/ Recreational Pavilion



(2) Fully Enclosed Steel Barns with overhangs & Walk-In Coolers





Food Plots / Blinds and Abundant Water



Hunting /Wildlife/Fishing

The all native whitetail herd at Caballo Creek Ranch is in its 9th year of intensive management and year-round feeding. The owner has spared no expense in developing the ranch with supplemental feeders, food plots, extensive water troughs and ponds. As evidenced by the following pictures- the herd is in fantastic shape. Bucks in excess of 170" s are a definite possibility for a hunter to encounter. Great native genetics, age, & nutrition!

All types of South Texas game are present here including wild hogs, bobwhite & blue quail, coyotes, javelina, Rio Grande turkey, and various other species indigenous to the area. This is truly a fantastic all-around hunting ranch. Wing shooting for dove around the many ponds is spectacular nearly every year.

If you like to fish-spend some time on the 2+ miles of wild Nueces River bottom. Catfish, alligator gar, carp, bass, and a few others can be caught routinely here. Occasionally big alligators are seen along the river as well.



Water

A popular saying in Texas is that “You can never have enough water”. This is a department where the Caballo Creek Ranch is head and shoulders above most other properties in our region. Boasting (2) high volume Carrizo Water wells (4 ½” & 7” casings), 6 beautiful stock ponds/lakes, several miles of buried water lines, multiple water troughs, and of course the Nueces River itself! Water is abundant here and gives the wildlife an ability to survive even the toughest of droughts.



Cattle/Grazing

This area will support good numbers of livestock for grazing, having river bottom, excellent native grasses and plenty of water.



Minerals

Surface Only Estate owned by seller

Comments

The Caballo Creek Ranch is secluded with excellent access, has beautiful scenery, abundant water and wildlife, along with very nice improvements. This is definitely a ranch that has been tastefully designed and developed for the avid outdoorsman. A wonderful property that is located in Historic McMullen County.

Price

\$2,695.00 per acre cash to Seller, or \$5,620,126.00

Disclaimer: This information was obtained through sources deemed reliable. However, Tom W. Davis, Broker, and the owner in no way warrant or guaranty its accurateness. Buyer should confirm all data prior to contracting to purchase. This property is offered subject to prior sale, change in price, and withdrawal from the market without notice.



For further information and showings contact:

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