



Protecting Clients. Conserving the Land.

Cerrito Prieto Ranch

11,050 acres, Webb County, Texas



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Location

Cerrito Prieto Ranch is located in Webb County, Texas in the golden triangle of some of the best hunting and recreation land in the state of Texas. The ranch fronts on Highway 83 north of Laredo and also has access to I-35 by easement.

Acreage

11,050 Acres

Description

Cerrito Prieto Ranch is a highly improved jewel located in Deep South Texas in a climate zone that although in latitude is considered subtropical, it is also semi-arid. Annual low rainfall amounts and temperature variations from hot summers to cold winters have determined an environment that is resilient and diverse. Historically a semi-open grassland 300 hundreds years ago, the plant communities have evolved into a mix of brush, cactus, large mesquites with a rich understory grass and forbs. The topography of the ranch is determined by a system of water drainages from the higher elevation plateaus and pastures through a network of arroyos and creeks that drain to north and east to reach the Nueces River. Portions of the ranch are hills and ridges and open pastures whereas other areas are transitions zones of brushy creek canyons worn into the underlying limestone layer by water which collects into a ponds and tanks at lower elevations creating a scattered, wetland-brush, riparian areas.

Habitat

The ranch is a savannah grassland dominated in the pasture areas by mesquite, juniper, oak, and various cactus species such as prickly pear, and tasajillo. The dominant grass species on these pastures is buffelgrass which was planted as a forage grass for cattle in the mid 20th century. However, many native grass and wildflower species such as hairy grama, Hall's panicum and various bristle grass species continue to exist alongside the buffelgrass and flourish.

Wildlife

Because of the protective cover provided by brush and the continual availability of water, many wildlife species abound on the property. The Cerrito Prieto Ranch has become a haven for birds and terrestrial wildlife as it has been allowed to return to a more native state through less agricultural use. Seasonal sightings in the riparian areas of Blue Heron, pelicans, ducks and geese are common along with many other migratory species that pass through south Texas on great migrations through the Rio Grande Valley. Owls and hawks are common in as they hunt mice and gophers in the early evenings. Wild turkey, white-tail deer, javalina, armadillo, raccoons, cottontail rabbits and jackrabbits, coyotes, and bobcat commonly travel the creeks and arroyo thruways as they make their way to and from water and the protective cover of the lower riparian areas to the abundant grass and prey found on the higher, hillier, open pasture areas. In the tanks are native fish species, smallmouth bass and catfish. This part of Texas is also known as big whitetail deer country. With a high fence and intensive management for over 30 years, Cerrito Prieto is one of the finest deer-hunting ranches in the state.

Improvements

- 4,000 foot paved runway at the headquarters.
- High Fenced (1982)
- 16 water wells (9 drilled in 2009) with cisterns and troughs
- All wells are equipped with submersible, run by generator
- 15 surface ponds
- pipe corrals (1982) with Fairbanks scales
- two Owner's Houses – one 5/4 1/2 and the other 4/4 1/2
- Cowboy house block, AC, kitchen, bath
- Camp house block, AC, kitchen, bath
- Foreman's house 3/2, brick, 1980
- Deer processing – two walk-in coolers, butcher shop
- Hunter's camp sleeps 21 (has three private rooms w/bathrooms)
- HQ barn 20' x 40' (1970) metal, cement floor, power/water
- Work Barn 30' x 100', 1985, metal, cement floor, power/water
- 10 ton overhead bulk feed handler
- 10 pastures connected to corrals at pens through lanes

Water

There are 3 major tanks and numerous ponds which provide abundant water for wildlife. Additionally there are 16 water wells with electric pumps flowing into troughs and cisterns that add to a reliable year round source for water throughout the ranch.

Price

\$2,750 /per acre and total price \$30, 387, 500.00

Contact

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Disclaimer

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