

6,963 acres in La Salle County

Dullnig Ranches/ Kuper Sotheby's | 210-213-9700 | DullnigRanches@gmail.com



Property Address

Farm to Market 624 West
Cotulla, Texas 78014

Property Highlights

- Price: \$16,000,000.00
- Acres: 6963.00
- County: La Salle
- State: Texas
- Closest City: Cotulla
- Property Type: Hunting Land, Ranches, Recreational Property, Riverfront Property

Property Description

6,963- Acres NUECES RANCH,

La Salle-McMullen County

FM 624, Cotulla, TX 78014

This is an opportunity to own a low-fence South Texas ranch that has been intensely managed for 14 years and has produced exceptional native, free-range Whitetail deer. The property is ready to be used the day you buy it with a great road system, abundant year around surface water, 100+ miles of maintained senderos, brush clearing and improvements that are move-in ready but not excessive. There is no production on the ranch which is rare for a piece of property this size in this area.

IMPROVEMENTS: The improvements on the ranch are clean, very usable and practical. The 4,100 sf. main house has 4 bedrooms, 3 bathrooms, large living room, spacious kitchen, pool, covered porch as well as a carport. A short drive from the main house is a 2 bedroom guest house, foreman's house, guide quarters, 2 equipment storage barns, shop and game cleaning facility. The ranch is high-fenced on two sides with the river and the road frontage being low-fence. There is low-fenced cross fencing which creates 5 separate pastures for rotating cattle. All the road and senderos on the ranch are kept cleared and wide making the ranch easy to access and wildlife easy to spot.

WATER: This ranch has an abundance of surface water that is well distributed with 23 water troughs, 9 stock tanks, 3.5 miles of Nueces River frontage plus a 20 acre Lake. There are 2 water wells along with a common water system on the north end of the ranch which is shared with several neighboring ranches; 13 of the troughs are fed by the common water system. 4 troughs are fed by a solar well along the River, and 6 troughs are fed from the electric house well which supplies water to the improvements.

WILDLIFE: This ranch is located in an area known for growing large native Whitetail deer. The highest scoring low-fence typical buck from 2012-2014 was harvested on this ranch per the B&C record book. Per the trail cam survey, there are 15 ac./deer with a 1.2/1 buck to doe ratio. Harvest data is available upon request. The deer herd has been intensely managed and improved for the last 14 years. Along with deer management, the ranch has been improved for quail hunting with miles and miles of cleared senderos and brush sculpting providing ideal habitat for quail to thrive and to be hunted. Along the Nueces River are numerous sloughs and pot holes of water that will hold water fowl during the Fall-Winter months and offer additional watering stations for the wildlife. Other wildlife includes dove, turkeys, javalina, hogs, many residence and migrating birds, varmints and much more.

VEGETATION: This ranch has great brush diversity which offers optimal nutrition to grow large Whitetail deer and support abundant wildlife. Brush species on the ranch include, but are not limited to, Black Brush, Guajillo, Guayacon, Persimmons, White Brush, Granjeno, Kidney Wood, Coma Trees, Tasajillo and more. There are hardwoods such as Live Oak, Cedar Elm and Hackberry trees along the Nueces River and the several drainages that traverse the ranch.



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MINERALS: Call Broker for details. There is no current production on the ranch. TAXES: Ag Exempt

Driving Directions

LOCATION: Frontage and entrance on FM 624. 35 miles SE of Cotulla, 35 miles SW of Tilden, 35 miles NW of Freer, 110 miles S of San Antonio, 90 miles NW of Corpus Christi, 95 miles NE of Laredo, 250 miles W of Houston and 195 miles S of Austin. (All mileage is approximate drive miles). AIRPORT: The Cotulla-La Salle County Airport (KCOT) is located 1 mile east of Cotulla and has a 6005 foot runway. NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: <http://www.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.

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