

# CROOKED MESQUITE RANCH

An aerial photograph of a large ranch property. A long, straight dirt road runs vertically on the left side of the image. To the right of the road, there is a large, irregularly shaped pond with a light greenish-brown hue. The surrounding landscape is a mix of dense green trees and open, grassy fields. The sky is a clear, pale blue.

**500+ Acres Duval County**  
**Hwy. 44, Freer, Texas 78357**

 Kuper  
**Sotheby's**

**DR**  
**DULLNIG**  
RANCH SALES

## DESCRIPTION

---

This high-fenced Duval County ranch is as turn-key as they come, ready to be enjoyed the day you buy it. Clean usable improvements, great deer herd, a good road system, plenty of water resources, and state classified minerals that convey with the surface.

## IMPROVEMENTS

---

The ranch has 2 manufactured homes that are included with the sale. One of the houses has 2 bedrooms 2 bathrooms a large living area, kitchen and a wraparound covered porch. The second house has 3 bedrooms 2 bathrooms living area and kitchen. There is a 3rd manufactured home that can be purchased, but is not part of the sale. All 3 of these houses are in great condition and have been nicely maintained and cleaned. An auxiliary generator provides enough power to the trailers and outdoor appliances in case of a power loss. Located near the houses is a cooking pavilion on a slab that has a stove, sink with hot water, refrigerator, freezer and a Bar-B-Q pit. There are 2 open air storage buildings. One of these storage buildings is large enough for equipment and ATVs. Other amenities located at the headquarters include an enclosed storage building for tools etc., walk-in cooler, game cleaning area and fire pit. The perimeter of the ranch is high-fenced.





## EQUIPMENT TO CONVEY

---

- Most of the furnishings in the houses will convey. See broker for details.
- Tractor
- Tractor implements including new shredder
- 9 Deer Blinds
- 8 2000 lbs. protein feeders
- 7 corn feeders
- Air compressor
- Gun safe
- Log splitter
- 20-foot flatbed trailer
- Bar-B-Q pit
- Deer cleaning rack

## WATER

---

There are 2 working water wells on the property. The main water well services the improvements and is pipped to 5 different game watering holes throughout the ranch. The second water well is pipped to the pond on the property which is around 1 acre in size when full.

## WILDLIFE

---

This ranch is loaded with wildlife and is set up and ready to be hunted. Improved white tail genetics have been introduced to the ranch and the deer herd has been managed for 15+/- years. Along with the white tail are turkeys, quail, dove, varmints and much more.





## VEGETATION/TERRAIN

---

This ranch has great diversity of South Texas brush species and several different soil types. The terrain is rolling and there are several places on the ranch with long distance views. There are 6 cleared fields on the ranch ranging in size from .5 acres to 7 acres. These cleared areas can be planted for birds and deer and offer a great places to sit and watch the game. The brush species present on the ranch includes Guajillo, Granjeno, Black Brush, Guaycon, Persimmon, White Brush, Mesquite, Prickly Pear and much more.

## MINERALS/PIPELINE

---

This property has state classified minerals so 50% of the minerals will stay with the surface. There is not current production on the ranch. There are several pipelines on the ranch that provide yearly income to the surface owner! Call broker for details.





# CROOKED MESQUITE RANCH



**500± ACRES**  
**DUVAL COUNTY, FREER, TEXAS**

This ranch is accessed via a .25 mile private deeded easement off Hwy 44. The property is 6± miles east of Freer, 30± miles west of Alice, 75± miles west of Corpus Christi, 115± miles south of San Antonio and 250± miles southwest of Houston.

## TAXES

Wildlife Exempt.

[CLICK HERE TO VIEW ON  
DULLNIGRANCHES.COM](https://www.dullnigranches.com)

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](http://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.

**Robert Dullnig**  
Broker Associate  
210.213.9700

[DullnigRanches@gmail.com](mailto:DullnigRanches@gmail.com)

Kuper Sotheby's International Realty is an RBFCU company © MMXVII Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC.

 Kuper  
**Sotheby's**

**DR**  
**DULLNIG**  
RANCH SALES