

BAFFIN BAY



540+ Acres Kleberg County
Kingsville, Texas 78379

 Kuper
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DR
DULLNIG
RANCH SALES



DESCRIPTION

- Turn-key hunting ranch bordering the King Ranch on Baffin Bay with endless recreational possibilities
- Miles of beachfront along Cayo del Grullo portion of Baffin Bay with phenomenal fishing and wing-shooting
- Great location just 15 minutes Southeast of Kingsville, 30 minutes Northeast of Corpus Christi, and under 2.5 hours from San Antonio



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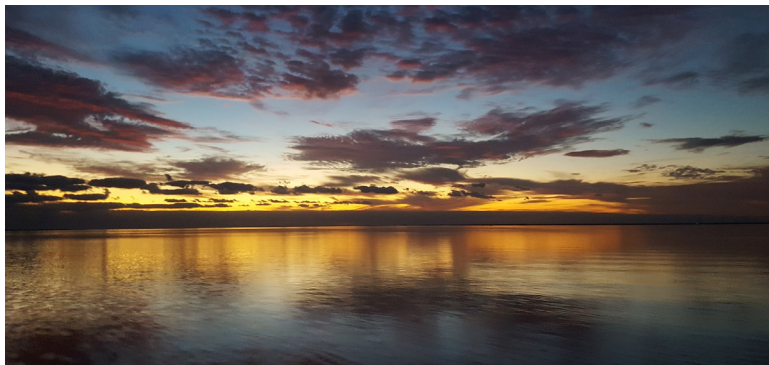


IMPROVEMENTS

- Recently renovated double-wide mobile home with deck and screened in porch
- 6,000± square foot metal barn w/ concrete floor
- Newly constructed dock and fishing pier
- Improved road system
- Beach party pavilion with fresh water line
- Good low-fenced perimeter fencing



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WATER

- 2 water wells
- 4 tanks serviced by the water wells via 2 miles of PVC piping
- 3.5± miles of pristine Baffin Bay shoreline

LAND/HABITAT MANAGEMENT

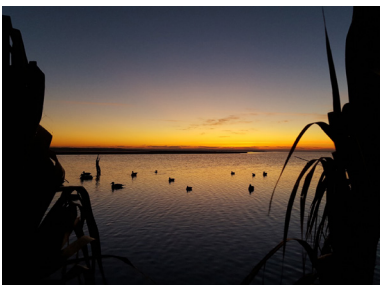
- Good mix of thick native brush to open pasture
- Improved quail habitat through grassland reclamation projects and yearly controlled burns and mesquite control
- Year-round feeding program with protein, corn, and milo via 6 corn feeders and 3 protein feeders
- Yearly predator control
- Wildlife Tax Exemption in place - TPWD MLD Level II



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WILDLIFE

- Quail, Dove, Duck, Geese, Crane
- Well managed native Whitetail deer herd
- Nilgai
- Fishing: speckled trout, redfish, black drum, stocked ponds, great crabbing
- Incredible bird watching with over 330± different species that frequent the area



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MAP



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B A F F I N B A Y



540+ ACRES KLEBERG COUNTY, TEXAS

Property is located approximately 15 minutes southeast of Kingsville, 30 minutes northeast to Corpus Christi, and 2.5 hours to San Antonio.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: rec.state.tx.us/pdf/contracts/OP-K.pdf

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TAXES

See Broker.

VIDEO

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MAP

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