



CARAMACARO RANCH

HWY 77, Raymondville, Tx

1773.561 Acres

\$6,217,604



BORDERS THE KING RANCH | MAIN & GUEST HOUSE | NILGAI | QUAIL

The Caramacaro Ranch is a true sportsman's paradise located in an area with deep historical roots where ranches don't change hands very often. This rare offering has been in the family for well over 100 years and was once part of the Yturria Ranch owned by Don Francisco Yturria. The ranch is surrounded by other large parcels including the Heath, Canelo, and King Ranches. The entire northern border is all King Ranch fence, totaling almost 1.5 miles.

Located on the South Texas Sand Sheet, this ranch has the foundation for many great hunting opportunities. The property has not been leased for hunting for several years. Only a couple family members have lightly hunted the last few years, taking a limited number of deer and Nilgai. The Nilgai population is at a huntable level and growing. This Indian antelope was originally imported to the King Ranch in the 1920s and have thrived in this region. Their keen eyesight and rugged body structure combine to make Nilgai hunting a very challenging sport, especially when hunting spot and stalk style. The Whitetail Deer population is abundant, and with a proper feeding regimen and population management, the new owner should be able to produce quality specimens. The area west of Hwy 77 is generally known for producing better deer than to the east. Quail hunters travel long distances to reach this area because they know this fine sandy soil produces quail like no other. The addition of sculpted open areas or strips would go a long way to improve the quail hunting opportunities. Quail have been observed on every visit.

The main house is a 3 bed, 2 bath home constructed with concrete blocks. Central HVAC, fireplace, converted garage flex room, large living room, and front and back patios combine to create a dwelling even the most discriminating wives would be comfortable staying in. The guest house is a 2 bed, 1 bath home with similar block construction and has a metal roof. The interior finish is a little more rustic than the main house but quite cozy. The guest house is located over a mile from the main house providing both dwellings with ample privacy. There is a hunter's camp area with water and electricity for RV hook-ups, storage building, and feed storage container located on the western border away from the main house.

Other improvements include perimeter and cross fencing, a well-designed set of pipe working pens, series of traps and holding pens, and network of ranch roads. All of the perimeter fencing is low fence except for an approximate 1-mile section of high fence along a portion of the western border.

The property is currently qualified under the Agricultural tax valuation.

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Equal Opportunity Housing Provider.



John Melnar

Broker

john@grandlandco.com

(512) 497-8284

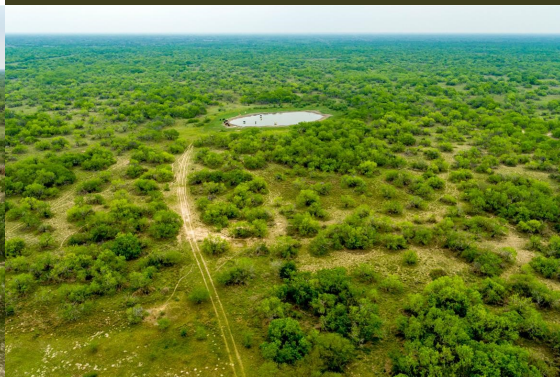


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WATER

3 Water Wells

2 Windmills

15 shallow ponds

TREES

Live Oak, Mesquite

SHRUBS

Granjeno, Texas Kidneywood,
Lotebush, Brazil, Lime Prickly Ash,
Whitebrush, Tasajillo, Lantana,
Huisache

GRASSES

Little Bluestem, Coastal Bermuda,
Texas Wintergrass, Hooded
Windmill Grass, Plains Bris-
tlegrass, Purple Three Awn,
Buffelgrass

FORBS

Engelmann Daisy, Queens De-
light, Deer Pea Vetch, Wooly Cro-
ton, Texas Croton

WILDLIFE

Nilgai, Whitetail, Quail, Rio
Grande Turkeys, Dove, Feral
Hogs

UTILITIES

Well On Site | Electricity On Site

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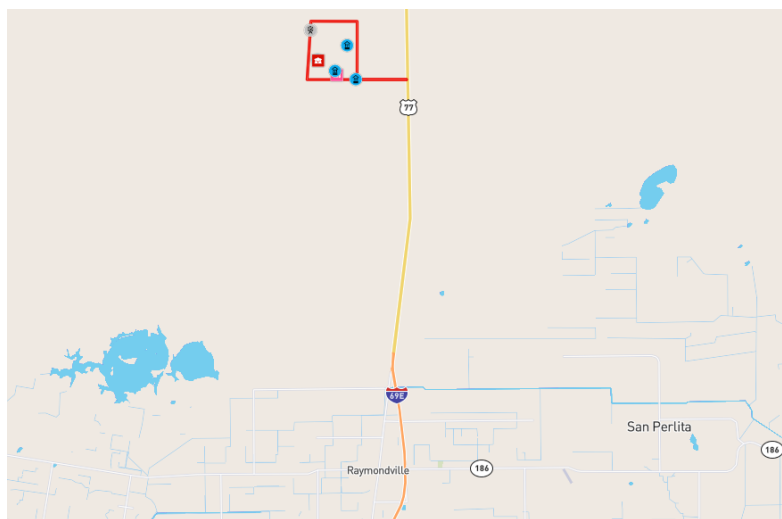
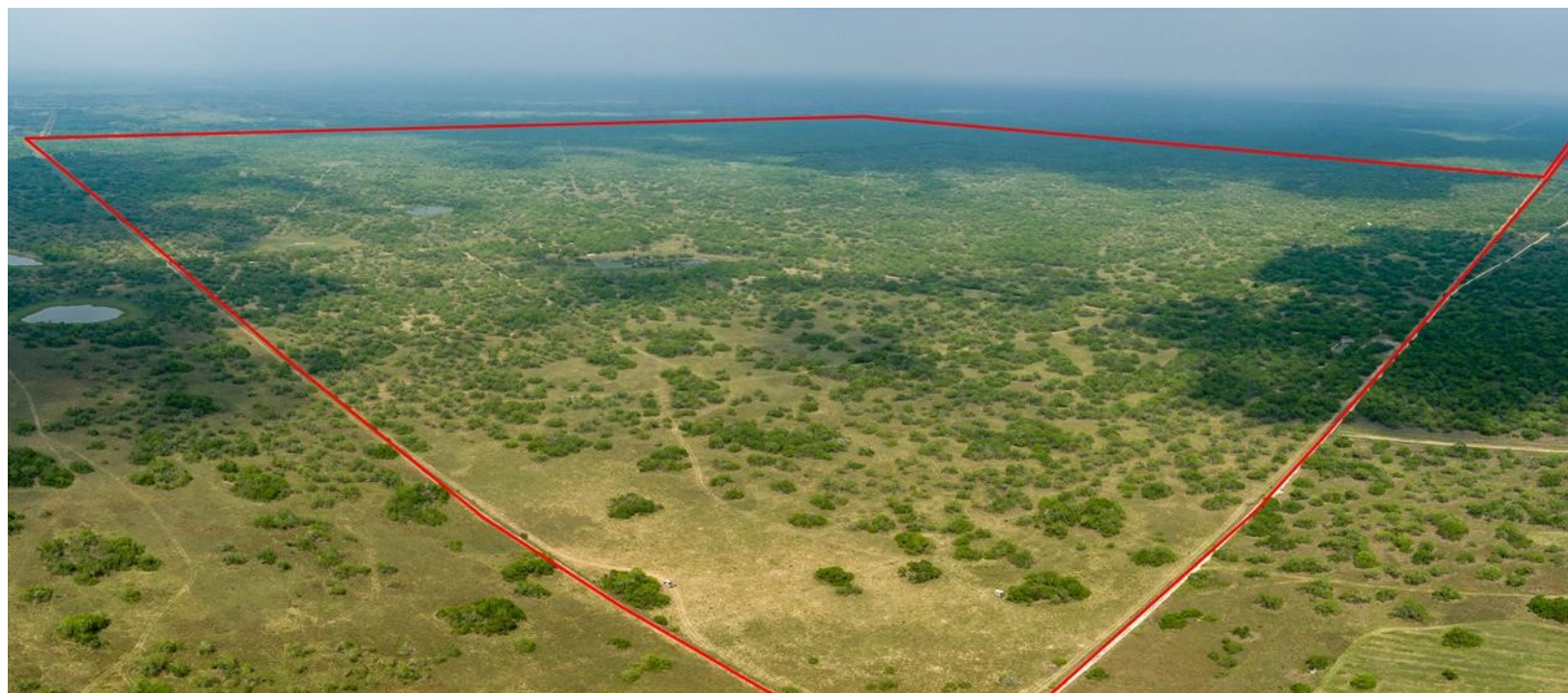


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LOCATION

Kenedy County

12 miles to Raymondville

35 miles to Harlingen

36 miles to Valley International Airport

DIRECTIONS

From Raymondville, head north on US-77. Continue 8.7 miles, gated entrance is on the left. Do not enter the property without permission.

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