



# LA RETAMA RANCH

CR 406, Falfurrias, Tx

1068 Acres

\$1,894,950



## HUNTING | WHITETAIL | QUAIL | WATER WELL

La Retama Ranch is a diamond in the rough waiting for the right person to come along and make it shine. Located just 16 miles SW of Falfurrias, this Live Oak studded acreage has the potential to be a fine hunting property. The fine sandy soils on the ranch are known for producing quality whitetail deer and abundant Bobwhite quail. Appraised at \$2,480/acre. Priced to sell at \$1,774/acre or \$1,894,950.

The majority of the 1,068-acre tract is a closed canopy Live Oak woodland, which is only found in a small portion of South Texas, primarily in Brooks and Kenedy counties. The rolling topography ranges from 215 to 275 feet above MSL, including a couple hilltops that allow for 360-degree views. While this property was hit hard by the drought several years ago and lost a significant amount of Live Oaks, an opportunity exists to create more open pasture/savanna areas with a combination of mechanical clearing/grinding, prescribed fire, and or dozing. Opening up these areas would have a great positive impact on all the wildlife.

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 animals. The whitetail deer population is abundant in the area, and with a proper feeding regimen and population management, the new owner should be able to produce quality specimens. 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. Rio Grande turkeys, doves, and feral hogs will also provide additional hunting opportunities.

There is a basic hunters cabin with water and electricity in the NE corner. The electricity is run along the main road making it easy to add other locations as needed. All of the perimeter fence is low fence except for the west border. A small section of the NE corner is not fenced. A windmill services the water well near the cabin. The water is pumped from a storage tank to the cabin. The well could also supplement an earthen pond nearby which at full capacity is over 1 acre.

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Equal Opportunity Housing Provider.



**John Melnar**

**Broker**

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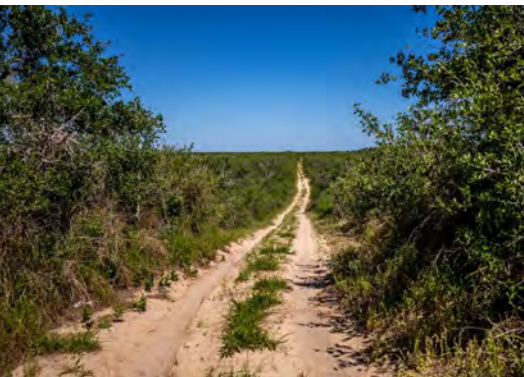


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## WATER

Water Well

Windmill

## TREES

Live Oak, Mesquite

## SHRUBS

Granjeno, Brazil, Guayacan, Lime  
Prickly Ash, Tasajillo, Lantana,  
Retama, Prickly Pear, and Texas  
Persimmon

## GRASSES

Little Bluestem, Coastal Bermuda,  
Texas Wintergrass, Hooded  
Windmill Grass, Purple Three  
Awn, Guinea Grass, and  
Buffelgrass

## WILDLIFE

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

## UTILITIES

Well On Site | Electricity On Site

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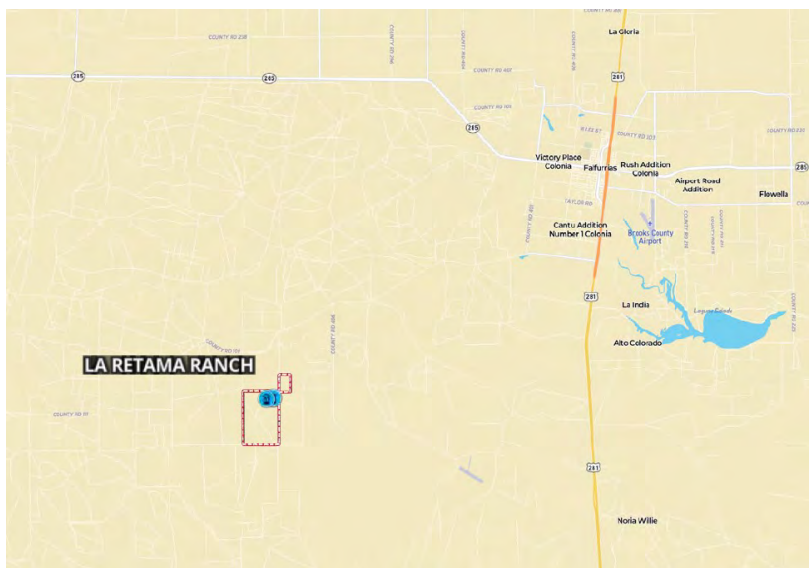
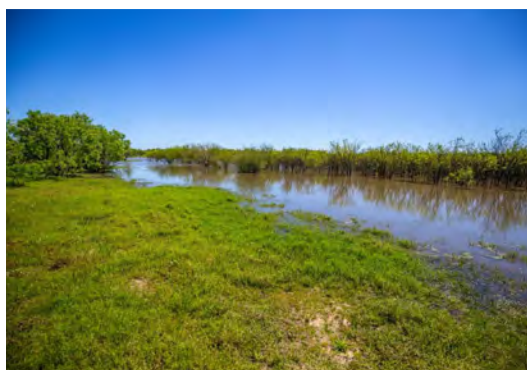
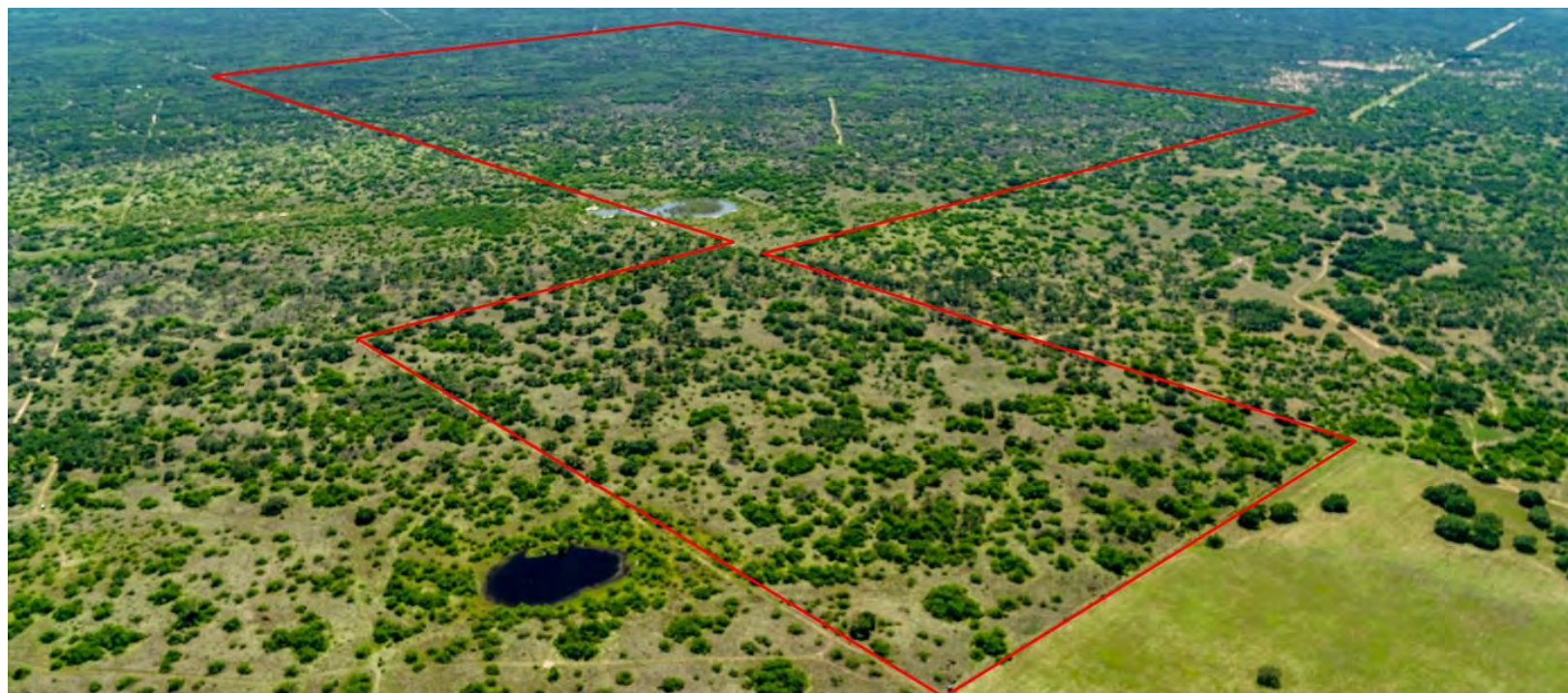
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## LOCATION

Brooks County

16 miles to Falfurrias

80 miles to Edinburg/McAllen, 90 miles to Corpus Christi.

Both McAllen and Corpus have International Airports.

## DIRECTIONS

From Falfurrias, head south on US 281 turning left onto Baluarte Creek Rd / CR 3066 / CR 406 continue on 7.8 miles. Turn Left on CR 406 for 2.3 miles turning right to stay on CR 406 for another 3.8 miles. Gate will be on the right. Do not enter the property without permission.

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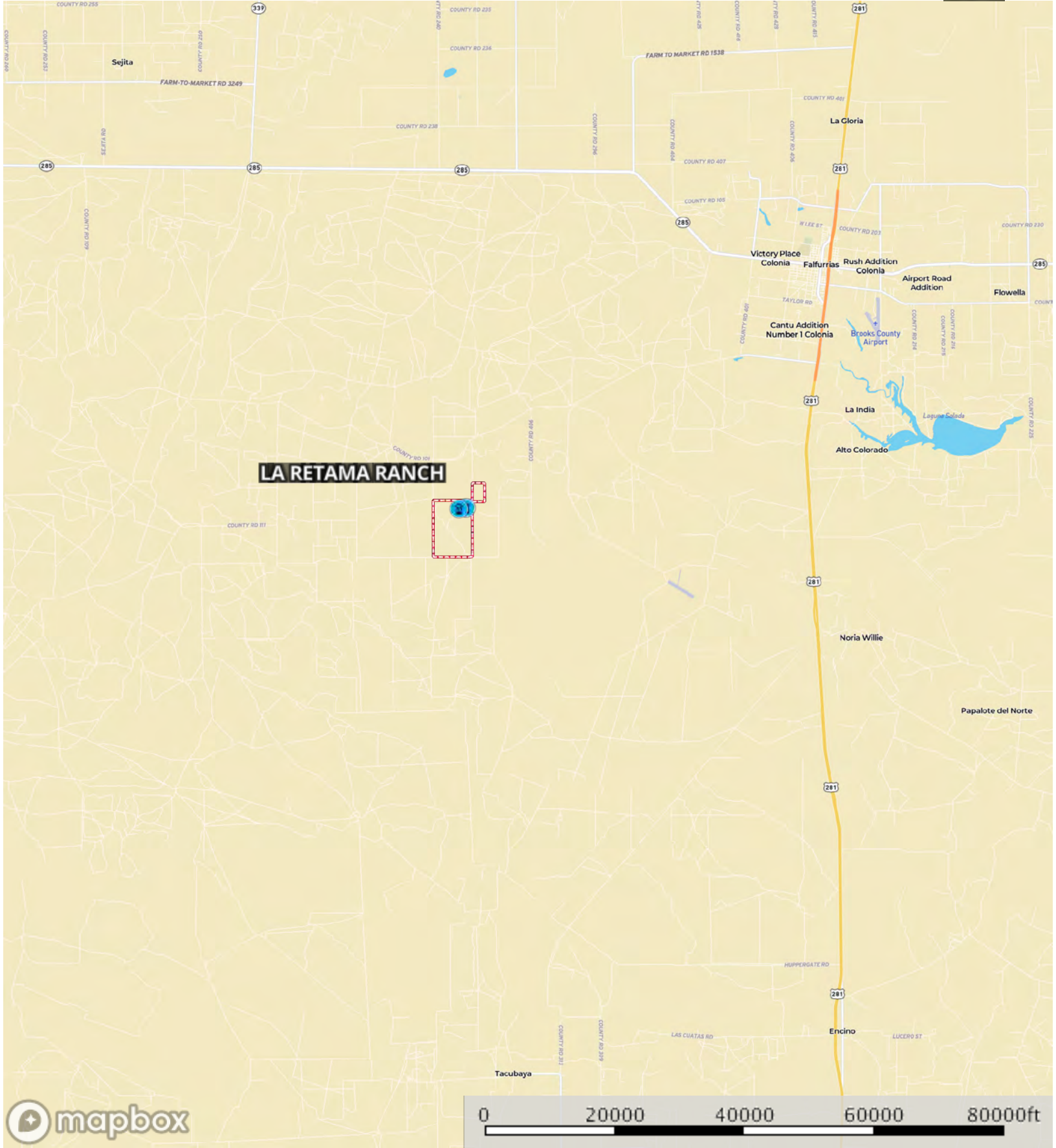
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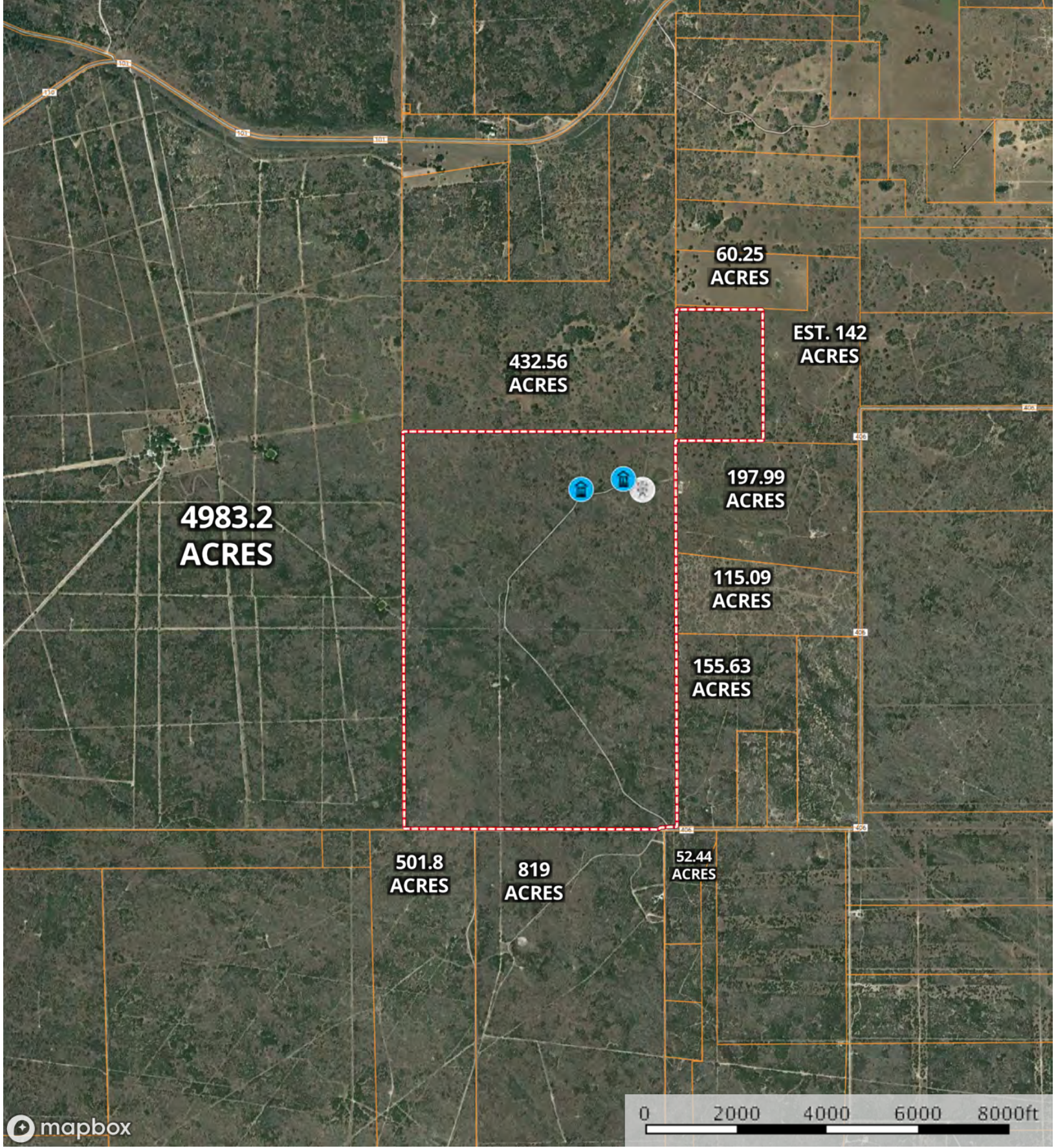


Aerial  
Brooks County, Texas, 1069 AC +/-



- Well
- Windmill
- Boundary





Well

Windmill

Boundary





Well

Windmill

Boundary