

LONESOME DOE RANCH



652+ Acres Duval Co
Freer, Texas

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

Here is an opportunity to own a South Texas ranch that has been in the same family for generations. This high-fenced ranch is ready to be hunted the day you buy it with blinds, feeders, abundant senderos, food plots, good roads plus an awesome deer herd. The structural improvements on the ranch are minimal, but offer a perfect head-start for future improvements with the established infrastructure.

IMPROVEMENTS

There are 2 camp houses on the property. The first house has 3 bedroom and 2 bathrooms with a kitchen, living room and covered porch and the second house has one large bedroom, one bathroom, a kitchen and a covered porch. These structures do not add much monetary value but do offer a place to stay on the property as well as a great head-start for future improvements. There is a tractor with all its attachments that will be included in the sale along with several blinds and feeders. The perimeter of the ranch is high-fenced which is in good condition.

WATER

There is one working water well that supplies water to the houses along with one water trough that overflows into a game watering hole. There is a second water trough and game watering hole that is supplied by a well located on the neighboring ranch. The agreement with the neighbor is currently on the honor system, but a written agreement could possibly be executed. There are two earthen tanks that hold water during wet times. The water well on the property is believed to be 450 foot deep with the pump set at 120 feet, producing 9 GPM. There is a second water well that was once powered by a windmill that is currently not operable.



WILDLIFE

This ranch is loaded with native wildlife. The whitetail deer herd has been managed for many years and trophy deer are not harvested on this ranch until they are 7 plus years old. Last year, a 186-inch buck was harvested & they have several deer in the 170+ class this year that were not harvested. Along with the whitetail deer are turkey, quail, dove, javalina, wild hogs, varmints and much more.





VEGETATION/TERRAIN

This ranch has great diversity of South Texas brush species and several different soil types. The rolling terrain provides long distance views at the high points along with several drainage with good deep soils and taller brush. There are 3 fields on the property that can be planted for birds or deer. Two of these fields are around $1/2 \pm$ acre in size and third is around $5 \pm$ acres. The brush species present on the ranch includes Guajillo, Granjeno, Black Brush, Guyacon, Persimmon, White Brush, Mesquite, Prickly Pear and much more.

MINERALS

Negotiable. Call Broker for details. There is currently no production on the ranch and the ranch is not leased.



652± Acres Duval Co

Freer, Texas

MAP

[Click here to view map](#)

650+/- Acres Duval County
Texas, AC +/-

DR
DULLNIG
LAND & WATER



1A Cabin Access Easement Boundary

652± Acres Duval Co
Freer, Texas

LONESOME DOE RANCH



652± ACRES
DUVAL COUNTY, FREER, TEXAS

The ranch is accessed via a half mile deeded easement off Hwy 44 and the gate is located at the end of the easement road which offers great privacy. The property is 8± miles Southeast of Freer, 27± miles West of Alice, 71± miles East of Laredo, 73± miles West of Corpus Christi, 135± miles South of San Antonio, 200± miles South of Austin and 250± miles Southwest of Houston.

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

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.

TAXES

Wildlife Exempt.

**[CLICK HERE TO VIEW ON
DULLNIGRANCHES.COM](http://DULLNIGRANCHES.COM)**

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