

LA GARITA RANCH



2,976+ Acres Webb County
Spohn Ranch Road
Encinal, Texas

 Kuper
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DR
DULLNIG
RANCH SALES



DESCRIPTION

This is a prime ranch located in the heart of 'Big Deer Country' that is ready to be enjoyed on the very first day. The native Whitetail Deer herd has been managed for many years allowing this ranch to continually produce large trophies year after year. Practical improvements, good surface water, a great road system, numerous food plots, senderos and clearings round out some of the infrastructure on this ranch.



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IMPROVEMENTS

The improvements are very usable and practical. There are 2 stucco houses with metal roofs that are each $800\pm$ square feet. The first stucco home is used as a common gathering area and has a nice large kitchen, living room, dining area and bathroom. The second is a bunkhouse with living room, 4 bedrooms, and 2 baths. There is also an older wood frame house with living room, kitchen, 2 bedrooms and 1 bath. Other ranch improvements include a barn, game clearing station with walk-in cooler, storage container, storage sheds and cattle pens. There are 12 box blinds and 8 protein feeders that will be included with the sale. 3 sides of the property are high-fenced with the remainder side being low-fence. There is also some cross fencing that is low-fence.



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WATER

This property has impressive surface water with 11 tanks/ponds plus 2 water wells. One of the wells supplies water to the houses, and the other well pumps to the pond near the house. There are several creek drainages that traverse the property that will run water during hard rains.

WILDLIFE

The all-native Whitetail Deer herd has been managed for many years, and several trophies that score in the 180-inch range have been harvested. Along with the Whitetail are Turkey, Quail, Dove, seasonal Waterfowl, varmints and much more. This property is a portion of 6,300± acres that is high-fenced and managed jointly. Call Broker for details.



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VEGETATION

This ranch has great brush diversity and has all the necessary browse to grow large Whitetail Deer and support an abundance of native wildlife. There are 2 tillable food plots that range in size from 4 - 6± acres, and 5 additional 3 -15± acre clearings. These clearings and the miles of senderos provide optimal locations for game viewing, as well as good areas for quail hunting. Some of the brush species on the ranch includes Black Brush, Guajillo, Persimmons, White Brush, Granjeno, Kidney Wood, Tasajillo, Guayacon, Mesquite and much more.

MINERALS

Negotiable. There is some production on the ranch. Call Broker for details.



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2,976± ACRES WEBB COUNTY SPOHN RANCH ROAD, ENCINAL, TX

The ranch is accessed via a 7.5± mile all weather road easement from Hwy 83. Located 24± miles west of Encinal, 39± miles north of Laredo, and 140± miles south of San Antonio.

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

Ag Exempt.

MAP

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