

COVENANT RANCH

An aerial photograph of a large ranch property. The foreground is dominated by a wide, calm body of water, likely a reservoir or bayou, with a green, grassy peninsula extending into it. The water has a slightly murky, greenish-brown tint. In the background, a dense line of green trees separates the water from a developed area. This area includes several buildings, including a large white barn or warehouse, and some smaller structures. A dirt road or driveway leads towards the buildings. The sky is a clear, pale blue.

8,988± Acres Webb County
Hwy. 44
Freer, Texas

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

The Covenant Ranch has a rich history of being one of the most famous hunting ranches in South Texas, known for producing both quality and quantity of trophy whitetail deer. This property offers top notch hospitality for entertaining guests as well to smoothly operate the ranch. The land has been intensely managed and improved over the years to help the wildlife thrive, enhanced by ample surface water including a 300± acre and a 50± acre lake. This is a unique opportunity to own a turn-key ranch of exceptional quality.



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IMPROVEMENTS

The 6,400± square foot main lodge has an ideal setting overlooking Biel Lake and includes 10 bedrooms, 9.5 bathrooms, a large dining/gathering room, game room loft and a commercial style kitchen. The 10,000± square foot headquarters includes a 3/2 apartment, ranch operations offices, one-of-a-kind game cleaning room with walk-in cooler and freezer, ample equipment storage with 5 overhead doors plus helicopter bay, and an equipment maintenance shop. An 1,800± square foot house near the headquarters offers versatility as a guest or foreman's house. There are two additional storage barns for equipment, a horse barn and covered dog kennels. A helicopter pad and a 4,000± ft. paved runway provides easy access to the ranch. The perimeter of the ranch is entirely high-fenced and there is a 1,500± acre pasture that is high-fenced separately from the remainder of the property. There are 5 DMP pens scattered throughout the ranch.



RANCH EQUIPMENT INCLUDED

- 68 Protein feeders
- 20 Corn feeders
- 6 Archery blinds
- 14 Rifle blinds
- 2 John Deere Tractors
- 2 Shredders
- 3 Kawasaki Mules
- 3 Trailer blinds
- 2 Ford F-250 Trucks
- Assorted trailers
- 1 Hummer with highrack
- 2 Dump trucks
- 1 Chevrolet pickup w/ highrack
- 4 bulk feed storage bins
- Elevated shooting platform for the 2,500-yard shooting range
- 1 Ranch Truck
- Lodge Furnishings
- Office Furnishings
- Guest Apartment Furnishings

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WATER

This ranch has an abundance of surface water which is highlighted by the 300± acre Biel Lake that is believed to be the largest privately owned lake in South Texas. There is a second lake that is 50 acre in size. There are 26± ponds which are filled by rainwater or drainage. Plus one artificial pond with water from a PVC line. There are 19 water troughs, all in the main pasture areas. Black Creek along with numerous other wet weather creek drainages traverse the ranch. Water is provided to the headquarters from a neighboring property. The water is treated by a state-of-the-art Culligan water treatment system then stored in a 50,000 gallon tank. One of the large equipment barns is set up for rain water harvesting with storage, and has a distribution system.



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WILDLIFE

The whitetail deer herd has been intensely managed and improved for decades which has created some of the best trophy hunting in the state. The intense brush sculpting and land management has not only benefited the deer but has enhanced all the native wildlife on the ranch. Due to all the maintained clearings and senderos there is prime quail habitat and optimal quail hunting locations. The lakes on the property are sanctuaries for migrating waterfowl and provide excellent waterfowl hunting opportunities. Other wildlife species includes but are not limited to dove, turkey, javalina, hogs, varmint, many resident and migrating birds and much more.



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VEGETATION-TERRAIN

This ranch has great brush diversity which provides all the necessary browse to grow large trophy whitetail deer as well as support an abundance of other native wildlife. Extensive brush control has been performed to improve the wildlife habitat on the ranch. There are miles and miles of senderos, wide roads, clearings plus there are 9+ fenced fields that can be planted as food plots for livestock or wildlife. The terrain has gentle roll offering long distance views as well as a variety of different soil types. Brush species on the ranch include, but are not limited to, Black Brush, Guajillo, Guayacon, Persimmons, White Brush, Granjeno, Kidney Wood, Coma Trees, Tasajillo and more.

MINERALS

Negotiable. Contact broker for details.



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Hwy. 44

Freer, Texas

COVENANT RANCH



8,988± ACRES
WEBB COUNTY, FREER, TEXAS

There are 1.6± miles of Hwy 44 frontage and the entrance is located 17± miles west of Freer, 29± miles east of Encinal, 100± miles west of Corpus Christi, 140± miles South of San Antonio and 270± miles SW of Houston. Airport: Laredo International Airport (KLRD) is located 3± miles NE of Laredo and has an 8,743-foot runway.

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
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MAP

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VIDEO

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