

# STRIDDE RANCH

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**755+ Acres McMullen County**  
**State Hwy 16, Tilden, Texas**

 Kuper  
**Sotheby's**

**DR**  
**DULLNIG**  
RANCH SALES



## DESCRIPTION

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Stridde Ranch presents an opportunity to own a turn-key hunting and cattle ranch in the heart of big deer country. This high fence property consists of a great makeup of road infrastructure as well as pasture setup for rotational cattle grazing. Like much of McMullen County, Stridde Ranch features a large diversity of native brush species that promote the health and nutrition needed to produce the quality whitetail bucks that the South Texas brush country is known for.



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## IMPROVEMENTS

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The improvements on the ranch are very simple but efficient and include a 2,356± square foot manufactured home and a 40'x60' barn. The perimeter is high fenced with low fence cross fencing that divides the property into 4 pastures, centralized around a large concrete trough and working pens for cattle.

### Ranch Improvements:

- 3 protein feeders. 1,000 lbs.
- 3 executive blinds. 6'x9'
- 9 corn feeders
- 1 executive blind. 5'x9'





## WATER

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This property has a good amount of surface water including 2 large troughs, 3 smaller stock ponds and 1 larger pond near the house. The larger house pond is over an acre in size and is fed by a well on the property keeping it at a steady level while the other stock ponds rely on rainfall. This area is known for having good clay, allowing the ponds to hold water through droughts that provide a great water source for game.



## VEGETATION

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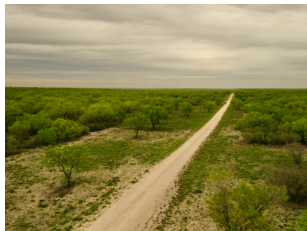
The ranch has a great diversity of browse species to grow very large whitetail deer and carry an abundance of game. Brush species include, but are not limited to, Black Brush, Guajillo, Guayacon, Persimmon, White Brush, Granjeno, Kidney Wood, Coma Trees, Tasajillo and more.



## MINERALS

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Minerals negotiable, call broker for details.



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## 755± ACRES MCMULLEN COUNTY STATE HWY 16, TILDEN, TEXAS

There is frontage and entrance on Miles Road, approximately 1.5 miles from State Highway 16. 18± miles South of Tilden, 21± miles North of Freer, 100± miles South of San Antonio, 120± miles Northwest of Corpus Christi, 259± miles Southwest of Houston, and 175± miles South of Austin. (All mileage is approximate drive miles).

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](http://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.

### MAP

[Click here to view map](#)

### TAXES

See Broker.

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