

# SAN JOSE CREEK RANCH

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**3,100± Acres McMullen County**  
**Hwy. 16**  
**Tilden, Texas**

 Kuper  
**Sotheby's**

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



## DESCRIPTION

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This is a chance to own a ranch located in the heart of 'Big Deer Country' that has been in the same family for 5 generations. The ranch has exceptional brush diversity for growing large native whitetail deer and is a blank slate waiting for someone to make it their own. Old South Texas ranches like this one don't come on the market often.

## IMPROVEMENTS

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No structural improvements. There is electricity in place and several good building locations. The ranch is fenced and cross fenced. There is high-fencing along the west, south and part of the north boundaries. There is a good road system in place and a good set up cattle pens located near the center of the property.



**3,100+ Acres McMullen County**

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## **WATER**

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3 ponds are located on the property with the largest being close to 2.5± acres and 20± foot deep when full. Both San Jose and Drummond Creek traverse the property and will run water during wet times. There is currently no water well on the property but there may be an opportunity to get water. (Call broker for details).



## **WILDLIFE**

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This ranch is located in an area known for growing large native whitetail deer. Along with deer are quail, dove, turkey, javelina, hogs, many residence and migrating birds, varmints and much more.



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## VEGETATION/TERRAIN

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This ranch has great brush diversity which offers optimal nutrition to grow large Whitetail deer and support abundant wildlife. Brush species on the ranch include, but are not limited to, Black Brush, Guajillo, Guayacon, Persimmons, White Brush, Granjeno, Kidney Wood, Tasajillo and more. There is some topography change on this property which provides long distance views in several places. Along with the brush is a good stand of native grasses for grazing livestock.

## MINERALS

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Negotiable. Call broker for details.

## TAXES

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Ag Exempt.

## BROKERS NOTE

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Walker Road bisects the property and offers access to a ranch west of the subject property. There are 900± acres north of Walker Road and 2,200± acres south of Walker Road. The sellers may entertain an offer on the 900± acres or the 2,200± acres separately. Call broker for details.



**3,100± Acres McMullen County**

**Hwy. 16**

**Tilden, Texas**

# SAN JOSE CREEK RANCH

**3,100± ACRES MCMULLEN COUNTY  
HWY. 16, TILDEN, TEXAS**

The ranch has 3± miles of Hwy. 16 frontage and is located 14± miles north of Freer, 25± miles south of Tilden, 80± miles west of Corpus Christi, 100± miles south of San Antonio, 170± miles south of Austin and 250± miles west 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](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.

## MAPS

[Click here to view video](#)

## VIDEO

[Click here to view video](#)

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DULLNIGRANCHES.COM](#)**

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