

CAST AND BLAST RANCH



210± Acres Refugio County
321 Rancho Grande Rd
Bayside, Texas

 Kuper
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DR
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RANCH SALES



DESCRIPTION

Cast and Blast Ranch is an outdoorsman's paradise and is one of the last large tracts of land that can ever be bought in Refugio County near the bays, river, estuary, marsh or bayou. The highlight of this property is its direct access and ownership to part of Mullins Bayou that is a direct inlet to Copano Bay. Kayaking the bayou and lakes is a must! The large flat not only serves as a wintertime waterfowl haven but also attracts and holds a large number of sought after saltwater fish species.



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IMPROVEMENTS

This turn-key property is ready to go with a nice 1,600 square foot main house that consists of four bedrooms, two baths and a large living area and kitchen. A 2,800 square foot barn with living quarters, full bath, kitchen and office sits just a short distance down a gravel road from the house. There are two shallow wells, one submersible pump that feeds the house and one solar pump that feeds a pond for wildlife and cattle. A separate artesian well feeds the larger pond near the house. Towards the back of the property is a nice set of large cedar post cattle pens with a loading ramp that were recently renovated after the hurricane.

WILDLIFE

There is an endless amount of wildlife on the property, particularly migratory waterfowl and common coastal shorebirds that attract hunters and bird watchers from all over the world. Along with bird species, Cast and Blast Ranch also has common native species to South Texas including whitetail deer, feral hogs, quail, coyotes, bobcats, etc.





VEGETATION/TERRAIN

The Cast and Blast Ranch has a great diversity of vegetation to attract and hold waterfowl as well as support a decent herd of cattle. Approximately 105± acres of the property is considered marshland that includes many different vegetative species including water hyacinth, cattail, water-pennywort, pickerelweed, arrowhead, white waterlily, cabomba, coontail and duckweed to name a few. Mullins Bayou is a large drainage spanning 400 yards to 1,000 yards wide that sits at a lower elevation than the rest of the property creating a “birds’ eye view” of the marsh below the headquarters and creating a natural flyway for waterfowl. The rest of the property sits up out of the floodplain and consists of predominantly bluestem grasses, some coastal bermuda, and native grasses with three separate pastures for rotating cattle.

TAXES

Ag Exempt. 2019 taxes: \$2,351.54



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**210± ACRES REFUGIO COUNTY
321 RANCHO GRANDE RD, BAYSIDE, TX**

Frontage and entrance on Rancho Grande Rd, approximately 2 miles from Farm to Market Rd. 136.4± miles northeast of Bayside, 19+ miles northwest of Rockport, 25± miles northeast of Corpus Christi, 186± miles south of Houston, 151± 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.

MAPS

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