



TORO BUENO RANCH

3554 CR 104, San Diego, TX 78384

240 Acres

\$674,950



TURN-KEY HUNTING

2B/2B CAMP

20x20 SHOP

BLINDS & FEEDERS

A well-maintained turn-key hunting ranch with complete with a 2014 2b/2b mobile home, metal shop, and 4 nice blinds and feeder setups. A combination of rolling hilltop and low country creek bottom with deep soils and bull mesquite along with a diverse list of high protein brush species make this property ideal habitat for South Texas Whitetails. This place is ready for the next family to start making memories this coming hunting season.

The 240 acres is prime South Texas brush county with an abundance of high protein brush species known for producing healthy deer populations. The property has nice high areas with spacious views and lower drainages with big bull mesquite. The owner has opened several areas for more grass and forb production including a scenic field near the house that runs down to the pond. Sit on the porch, enjoy a cold beverage, and watch the wildlife come and go from the pond.

The home is a 2014 2b/2b single wide with a full length covered and screened-in porch. The entire perimeter of the porch and home are skirted to prevent access by unwanted pests. The metal roof over the porch also extends up an over the house for additional protection. In addition to the central AC unit, there are also window units in the bedrooms and living room to help tame the heat in summer. The home will convey fully furnished outside of small personal items.

There is a 20x20 metal shop on a concrete slab with double roll up doors perfect storage for a tractor, UTV, and other tools of the trade. There are two 5x7 elevated Atascosa blinds, a 5x7 wooden frame blind, and a 4x6 wooded frame blind, all in good condition. 5 crank up style barrel corn feeders, 1 fixed barrel corn feeder, two protein feeders, and three feed pens. All the roads and senderos have been meticulously maintained and all the property can be driven in a truck. Perimeter fencing is in fair to good shape.

There is good water well on site that provides water to the house, the pond and two other locations across the property providing crucial water to the wildlife. The pond is approximately $\frac{1}{4}$ acre but is one of the few permanent water sources in the area and is a magnet for all wildlife. The pond is stocked with bluegill.

The property is currently qualified under the Wildlife Management Tax Valuation, see agent for details.

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John Melnar

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TREES

Mesquite

GRASSES

Buffalo Grass, KR Bluestem, Texas Grama, Oldfield Threawn, Hooded Windmill Grass, One-seed Croton.

SHRUBS

Granjeno, Guayacan, Brazil, Lotebush, Vine Ephedra, Southwest Bernardia, Guajillo, Texas Persimmon, Agarita, Twisted Acacia, Hog Plum, Desert Yau-pon, Wolfberry, Mountain Laurel, Cenizo, Blackbrush, Whitebrush, Prickly Pear, Yucca

WATER

Water Well

Pond

2 Water Troughs

WILDLIFE

Whitetail Deer,

Turkey, Quail, Dove,

Hogs, Bluegill

UTILITIES

Electricity On Site

Septic On Site

Satellite TV/Internet

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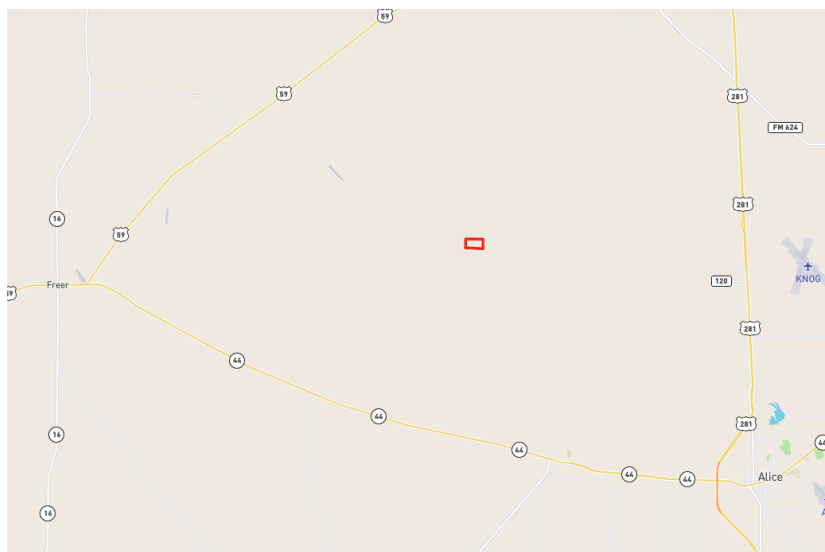


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LOCATION

Duval County

12 miles to San Diego, 22 miles to Alice, 70 Miles to Corpus Christi, 140 miles to San Antonio

DIRECTIONS

From San Diego follow TX-44 W to turn right on Julian St. Turn left on Old 7 Sisters Rd. In .8 mile turn right onto CR 103 continue on for 1.6 miles. Turn right onto Toro Rd / CR 104. Stay right to continue on Toro Rd. The property is 8.8 miles on the left.

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