

JARAL CREEK RANCH



2,450+ Acres Webb-Zapata County
Mangana Hein Road
Webb-Zapata County, Texas

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DR
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RANCH SALES



DESCRIPTION

This ranch provides opportunity for both the wildlife enthusiast and a rancher interested in raising livestock. There is a practical and usable set up improvements, a great road system and an abundance of surface water.



IMPROVEMENTS

Improvements at the headquarters include a 3 bedroom/2 bathroom stucco house, enclosed barn, pole barn for equipment and nice set of pipe cattle pens with a large covered area for hay. There is also a hunter's camp which has water and electricity, RV hook ups and game cleaning station. The property is fenced and cross fenced with the majority of the boundary having low fencing.



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WATER

One of the most impressive features on this ranch is how well watered it is. There are 20± ponds/lakes with several of them being 15+ acres in size when full. There are also 3 water wells on the property that service the cattle pens and also help supplement several of the ponds.

WILDLIFE/VEGETATION

Webb County is known for producing large native whitetail deer and this property has all the natural brush species for support. There has been selective brush clearing done in the past which creates great habitat for the wildlife and also provides more areas for grasses to grow for livestock. Wildlife present on the ranch includes but is not limited to whitetail deer, quail, dove, hogs, varmints and several of the ponds on the property are stocked with fish.





TERRAIN/SOILS

This ranch has a good mixtures of bottom land with creek drainages and deep soils and rolling hills with rockier soils and awesome views.

MINERALS

None. Surface Sale Only.



TAXES

Ag Exempt.



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2,450± ACRES WEBB-ZAPATA COUNTY MANGANA HEIN ROAD

There is a 4± mile easement to access the property off of Mangana-Hein Rd. The start of the easement is 17± Miles southeast of Laredo, 165± miles west of Corpus Christi, 175± miles south of San Antonio, 255± miles south of Austin and 330± miles southwest 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
All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact & must accompany client or customer on first showing to participate in compensation.

MAP

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VIDEO

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