

# NO MAS RANCH



**458+ Acres Bee County**  
**7087 County Road 112**  
**Beeville, Texas**

 Kuper  
**Sotheby's**

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



## DESCRIPTION

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If you are looking for a blank canvas in spectacular country this property has a little bit of everything. A gentle roll throughout the ranch promotes great brush diversity and also makes for great building sites with long distance views. A highlight of this low fenced property is that it has been carefully maintained for decades to promote great habitat for bobwhite quail that the area is known for.



## IMPROVEMENTS

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There is very little structural improvement on the property, allowing the new owners to improve as they please. There is a good boundary fence in place and electricity near the water well.



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## **WATER**

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One electric submersible well supplies water to the property and feeds into a large 2± acre lake as well as several water troughs. The lake is stocked with both bass and catfish making it great for entertainment.

## **VEGETATION AND TERRAIN**

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A little over 50% of the property is well maintained native grassland with scattered live oaks primarily for quail and cattle. The remaining west side of the property consists of great whitetail habitat and cover. Brush species include black brush, guayacon, guajillo, persimmon with some bull mesquites and live oaks scattered throughout.



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## WILDLIFE

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There is an endless amount of wildlife on the property including common native species found in the area such as whitetail deer, turkey, quail, hogs, javelina and varmints. Like much of South Texas, the area is known for producing quality whitetails.

## TAXES

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## 458± ACRES BEE COUNTY BEEVILLE, TEXAS

Frontage and entrance on County Road 112 as well as County Road 123, approximately 18± miles northwest of Beeville, 75± miles northeast of Corpus Christi, 91± miles southeast of San Antonio and 193± miles southwest of Houston.

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## MAP

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