

NUECES RIVER RANCH



184+ Acres Zavala County
Hope Road
La Pryor, Texas

 Kuper
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DULLNIG
RANCH SALES



DESCRIPTION

A rare opportunity to own a piece of South Texas dirt with Hill Country-type clear water and Oak Trees. With Nueces river, this is the perfect, year around recreational property. A nice home rounds out this unique offering.

IMPROVEMENTS

There is an attractive 3-bedroom, 3 full bath home, featuring a master suite and 2 other bedrooms. All bedrooms have the luxury of their own full bath. A good size kitchen, living room and dining area complete the home. There is a detached, one-car garage with attached 1 bedroom, 1 bath living quarters. The perimeter is low fenced on 3 sides and high fenced on the south side.



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WATER

Not often do you find .75± mile of crystal clear River on 184± acres. In normal rainfall years, this body of water traverses from flowing rapids to a large blue hole. Currently there is a large blue hole that is 6± feet deep. The rapids have stopped flowing due to no river rise in nearly 3 years. This river offers swimming, kayaking, snorkeling, fishing, tubing and pure relaxation. There is one water well on the property that supplies water to the house. The ranch is believed to be over the Carrizo Aquifer is said to be 400-500± feet deep.

VEGETATION

This property has all the necessary browse to grow very large Whitetail Deer and to hold an abundance of game. Year around water and good browse are an excellent recipe to have great hunting. The property mostly consists of excellent diverse brush with large mesquite trees. There is a 24± acre field that is in a few years of regrowth. This field could be turned back into a food plot for game. Along the River, large Oak trees can be found. Brush species include: Guajillo, Guayacan, Blaze brush, White Brush, Cenizo, Persimmon, Granjeno, Prickley Pear, Huisache and a few others.

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WILDLIFE

This is an ideal size hunting ranch. The River naturally holds game and offers a fresh source of year around water for wildlife. The Oak trees along the River provide roosting trees for turkey. The brush found on the property is excellent for antler development and carrying capacity. The old field could be an excellent spot for quail hunting and has potential for an irrigation pivot. Wildlife includes: Whitetail Deer, turkey, Quail, Dove, Javelina, Hogs and varmints. The river offers good bass and catfishing.



TAXES

Exemption in place.

MINERALS

Surface sale only.



184± ACRES ZAVALA COUNTY LA PRYOR, TEXAS

This property is located 2.5± miles northeast of La Pryor, 16± miles west of Batesville, 20± miles south of Uvalde, and 90± miles southwest of San Antonio, TX. This property has .48 ± mile of frontage on Hope Road.

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

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MAP

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