

# COLINA DE VACA RANCH



**160+ Acres Gonzales Co.  
1248 County Road 296  
Gonzales, Texas**

 Kuper  
**Sotheby's**

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



## DESCRIPTION

If you are looking for a blank canvas with a little bit of everything look no further! Colina de Vaca Ranch boasts endless opportunities for outdoor enthusiasts and agriculturists alike. From its lush coastal bermuda pastures to a mosaic of brush thickets, the property promotes great habitat for native game and livestock production combined.



## IMPROVEMENTS

The property is currently set up for cattle with an older set of cattle pens that are still in great working condition and good fencing and cross fencing into two pastures. There is also a well-maintained 14± acre coastal field fenced off from the rest of the property.



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## **WATER**

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One older windmill and one electric submersible well provide water to various water troughs on the ranch. Three ponds throughout the property also provide a great water source for livestock and wildlife. The largest of the ponds has been known to hold water well even during drought times and is stocked with catfish and bass.

## **VEGETATION AND TERRAIN**

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Gently rolling terrain promotes a variety of vegetation changes from hardwood bottoms to lush hilltops and everything in between. Strategic brush clearing and management has opened up lush fields of coastal bermuda great for grazing or hay production. Native brush species include but are not limited to live oaks, hackberries, elms, mesquite and guayacan.

## **WILDLIFE**

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An abundance of wildlife call the area home including whitetail, turkeys, feral hogs, varmints along with native and migratory birds. One of the greatest benefits this property has to offer is that it has not been hunted in several years, making wildlife plentiful.

## **MINERALS**

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Surface sale only.

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## 160+ ACRES GONZALES COUNTY GONZALES, TEXAS

Located off of County Road 296 approximately 1.5± miles NE of Cheapside, 20± miles W of Yoakum, 19± miles S of Gonzales, 93± miles SE of San Antonio and 143± miles SW of Houston.

Minerals: Surface sale only.

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## MAP

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