

ROSITA RANCH



**170+ Acres Duval Co.
Off CR 317
Rosita, Texas**

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DESCRIPTION

Located in the heart of big deer country within Duval County, this low fenced 170± acre property is waiting for a new owner to design to their liking. Having had very little hunting pressure in the past, this ranch is a blank slate with good brush diversity just waiting to be managed. This property is provided with one water well, a hunter's cabin, and is partially high fenced by the surrounding neighbors and also contains internal cross fencing.



IMPROVEMENTS

Improvements include a hunter's cabin with running water, shower, toilet with septic tank, sink and electricity. Perimeter and internal cross fencing plus a set of cattle pens.



WATER

There is one water well on the property and several water troughs.

TERRAIN

This property has a wide variety of South Texas brush that is not too densely packed which allows for easy access throughout the entirety of the property. The landscape is gently rolling and provides for several potential building sites.

WILDLIFE

The terrain on this property is situated perfectly for most of your South Texas species such as whitetail, hogs, dove, quail, etc. With a partial low fenced perimeter, you never know what could be just on the other side of the property.

MINERALS

Negotiable. Call the broker for details.

TAXES

Agricultural exemption \$363.49 (2020).



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170± ACRES DUVAL COUNTY ROSITA, TEXAS

Located 20± minutes south of Freer, there is plenty of privacy with the access being less than 1 mile off paved County Road 317. The ranch is accessed via a .8± mile easement off CR 317 and is 20± minutes South of Freer, 75± miles west of Corpus Christi and 140± miles South of San Antonio.

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 and must accompany client or customer on first showing to participate in compensation.

MAP

[Click here to view map](#)

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DULLNIGRANCHES.COM](#)**

Robert Dullnig

Broker Associate

210.213.9700

DullnigRanches@gmail.com

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