

# SOLEDAD CREEK RANCH

**3,840± Acres Duval Co.  
Hwy 16  
Freer, Texas**

 Kuper  
**Sotheby's**

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



## DESCRIPTION

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This is an opportunity to purchase a ranch that has been in the same family for over 120 Years. Located in an area known for producing large whitetail deer, other attractive features include an impressive amount of subsurface water for the area, a great road system and neat topography. Only 2.5 miles south of Freer this ranch has quick access to all the amenities one would need.



**3,840+ Acres Duval Co.**  
**Hwy 16**  
**Freer, Texas**



## IMPROVEMENTS

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There are 3 houses on the property. The first home has 3 bedrooms and 2 bathrooms and has a nice outdoor living area with a pool and covered patio. There is a barn and covered parking near the house. The second home has 3 bedrooms, 2 bathrooms and a 2-car garage. The third home has 3 bedrooms, 2 bathrooms and an office. There is a large barn for equipment storage near one of the cattle pens. There are 4 sets of cattle pens and there is interior standard height cross fencing for grazing rotation. The ranch is high-fenced on 3 sides with the north side being low fenced.

## WATER

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The ranch is very well watered with 11 water wells all being powered by electricity. Several of these wells are not being used and would need new pumps. A large elevated storage tank that holds 500+/- barrels of water feeds all the houses and to 2 of the cattle pens. Soledad Creek traverses the property and will run water during wet times. There is one pond on the property.





## VEGETATION

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The ranch has several different soil types and overall has a good diversity of South Texas brush species, ideal for growing large whitetail deer and providing habitat for wildlife. Several areas of the ranch were root plowed in the past and have come back in regrowth brush but still have impressive stands of Buffel Grass ideal for grazing. Brush species include but are not limited to Guajillo, Black brush, Guayacon, White Brush, Prickley Pear, Persimmon, Mesquite and Granjeno.

## WILDLIFE

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Located in an area known for whitetail deer hunting this ranch has all the potential to grow large native deer. Along with deer are turkey, blue and bob white quail, dove, javelina, varmints, and much more.

## MINERALS

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None. Surface sale only. There is production on the ranch. Call broker for details.

## TAXES

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Agricultural Exemption.



# SOLEDAD CREEK RANCH



**3,840+ ACRES DUVAL COUNTY  
FREER, TEXAS**

The ranch is accessed via a short easement road off Hwy 16 and is 2.5 miles south of Freer, 90 miles west of Corpus Christi, 125 miles south of San Antonio and 250 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](http://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](#)

## VIDEO

[Click here to view video](#)

**[CLICK HERE TO VIEW ON  
DULLNIGRANCHES.COM](#)**

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