

HIDDEN COVEY RANCH

End of the road privacy in the coastal sandsheet/
live oak forest region with solid infrastructure
and a myriad of game opportunities make this
offering worthy of serious consideration.

1,719 acres | Brooks County | \$5,149,000
or
\$2,995/acre





Named for its private, concealed locale and for its heavy oak cover, the Hidden Covey is situated in the Coastal Sandsheet region of South Texas known for its unique deep sand and Live Oak forest. More specifically its located in the northwest quadrant of Brooks County, 12 air miles southwest of the town of Falfurrias. Falfurrias is the county seat and offers a variety of restaurants, motels, a feed store and an HEB. The ranch is 78 miles from Edinburg, 90 miles from Corpus, 178 from San Antonio and 287 miles from Houston.

Brooks County has a longstanding reputation of being one of the best quail areas in the state. Ranches here are tightly held and seldom come up for sale. This particular property has been in the same family for 70 years.

The Hidden Covey Ranch is the perfect sized all-around hunting ranch. End-of-road privacy, large neighboring ranches, well-balanced natural habitat and cover found throughout the ranch creates endless hunting opportunities for native game such as whitetail deer, bobwhite quail, dove, turkey javelina and hogs. The ranch is currently enrolled in MLD Program which supports sound management practices and extends hunting season dates.

The ranch has more topography than one would expect for the region and ranges from 215 to 275 above MSL with several small hilltops scattered throughout the property.

Water service on the ranch consist of a 3 HP submersible pump well at the headquarters and 2 windmill wells. There are 3 surface ponds on the ranch with one being year-round and supplemented by the headquarters well.

The headquarters compound is situated in the center of the ranch amongst a large stand of mature oak trees. The compound is made up of 6 buildings with the largest being a kitchen, dining room, bathroom, laundry room and lounge area with a fireplace. Four separate living quarters structures that combine to offer 7 bedrooms and 4 bathrooms, each with a shower. There is also a deer cleaning station with a walk-in game cooler.



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