

HUNTING RECREATION



Brackett Ranch

Enjoy the Ranch Life

UNDER CONTRACT

1,157± Acres in Brackettville, Texas

KINNEY COUNTY

Acreage. 1,157± Acres

Land Type. South Texas Ranch
Hunting and Recreation
Weekend, Seasonal

Tax Exemption. 1-D-1 Agriculture Use Tax Exemption

Location. 15± minutes East of Brackettville off US Highway 90 E
30± minutes West of Uvalde and Garner Field Airport
2± hours from San Antonio
3.5± hours from Austin
5± hours from Houston

Access. Paved highway frontage. Gated entrance. Miles of great road system and internal trails throughout.

Land. South Texas land. Great useable land, level and gently rolling with a few subtle contours. Studded brush land and areas of dense tree coverage. Numerous food plots, ready to till and plant. Areas of dark rich soils, sandy soils and limestone. Distant mountain views.

Water. Two water wells, both wells feed two of the multiple stock ponds. Both sides of wet-weather Arenosa Creek. Two water storage tanks. Potential large body lake sites.

Wildlife. Frequent sightings of whitetail, turkey, hog, dove and quail. Low fencing with a short distance of high fence along the Northeastern boundary.

Power. Power available nearby for tie-on.

Vegetation. Live oak, mesquite, agarita, persimmon, yucca, cenizo.
Mix of thriving native grasses and plantlife.

Soils. Uvalde silty clay loam, dry
Olmos-Langtry
Coahuila loam



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Notes. Brackett Ranch is an excellent South Texas hunting and recreation ranch. Great site for a potential commercial operation—grazing lease, hunting lease or hunting, fishing, breeding operation—there's lots of options.

Building sites for an exquisite ranch home or simple hunting cabin.

Perfect sites to set up for a great hunt or engage in outdoor ranch recreation.

Build a lake. Stock it with fish. Fish.
Set up the feeders and blinds. Fill the feeders. Hunt or Observe.
Load up the ATVs and UTVs or dirt bikes. Ride.
Gather the family. Gather your friends. Enjoy the ranch life.

Most Unique Features of this Ranch.

Explore 1,157 acres of South Texas landscape. Brackett Ranch flaunts exceptional potential. Ideal for improvements or left in its natural state.

Available
PRICE
\$2,595,000

Contact Brandon Bownds, Broker

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