



RANCHES • LIVE WATER • FARMS
HUNTING • RECREATIONAL PROPERTIES

Just Reduced

El Capytan

RANCH

502.16± ACRES Pearsall, Texas
FRIO COUNTY

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'Selling Texas'

Land.

502.16±Acres—Fine South Texas Hunting, Livestock and Recreation Ranch—Income Producing.

Located 1.5± hours SW of San Antonio ; 4+/- Hours from Houston via I-10W ; 2.5+/- Hours from Austin—in Pearsall, Texas - Frio County


Frontage off Paved FM 1581. Level and Rolling Bottomland with multiple variations of Sandy Loam soils, great for Cultivation, Pasture, Range, Woodlands and Wildlife.

Gated Entrance. Close proximity to municipal airports for easy travel.

Just Reduced
PRICE
\$1,995,000

Contact Brandon Bownds, Broker

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 (210)288-4325

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Water. ELECTRIC IMPROVEMENTS.

Multiple Freshwater Stock Ponds of various sizes, adequate for Livestock and Wildlife

Large Concrete Water Trough with Concrete Apron to prevent oversaturation

Operating Aermotor Windmill and Large Concrete Holding Tank. Water Well.

Small Hunters Quarters. Electric. Enclosed and Open-Sided Heavy Equipment Barns

Additional Details

New Owner will receive income generated from oil facility leases located on the ranch.

New Owner could also receive additional income by leasing the ranch for Cattle Grazing or Hunting.

Wildlife. FLORA AND FAUNA

Ag Use Tax Exemption Status. Excellent Wildlife Habitat. Whitetail Deer, Turkey, Dove, Bobwhite Quail and Occasional Waterfowl. Native Brush Lands and Grasses. Ideal for Cattle Grazing or Hunting. Large Live Oak, Persimmon, Guajillo, Blackbrush, Guayacan, Tasajillo, Cenizo, Retama and more.

Covered Gun Range for Target Practice and Sighting