

NORTH WHEELER RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

The North Wheeler Ranch is an outstanding blank canvas in highly sought-after McMullen County with excellent brush diversity and healthy populations of Whitetail deer, quail, dove, and other native wildlife.

WATER

There is one nice tank, two wildlife watering stations, and a shared water well agreement in place that feeds a water storage tank that can be used to distribute water across the ranch. Two seasonal creek drainages converge on the ranch, providing future opportunities for surface water development.

740± Acres

McMullen County



740± Acres
McMullen County



WILDLIFE

The ranch has excellent native brush diversity throughout. Last winter, while all of the native brush was defoliated, a large portion of the ranch was treated via aerial spraying to target the prickly pear cactus to further enhance the quail habitat on the ranch and encourage native grasses to flourish. The native, free-range, Whitetail herd on the ranch has been expertly managed and enhanced via the supplemental feeding program of year-round cotton seed and protein. The ranch is partially high-fenced.

MINERALS

None, surface only sale. There is currently no lease or active production on the ranch.

740± Acres

McMullen County



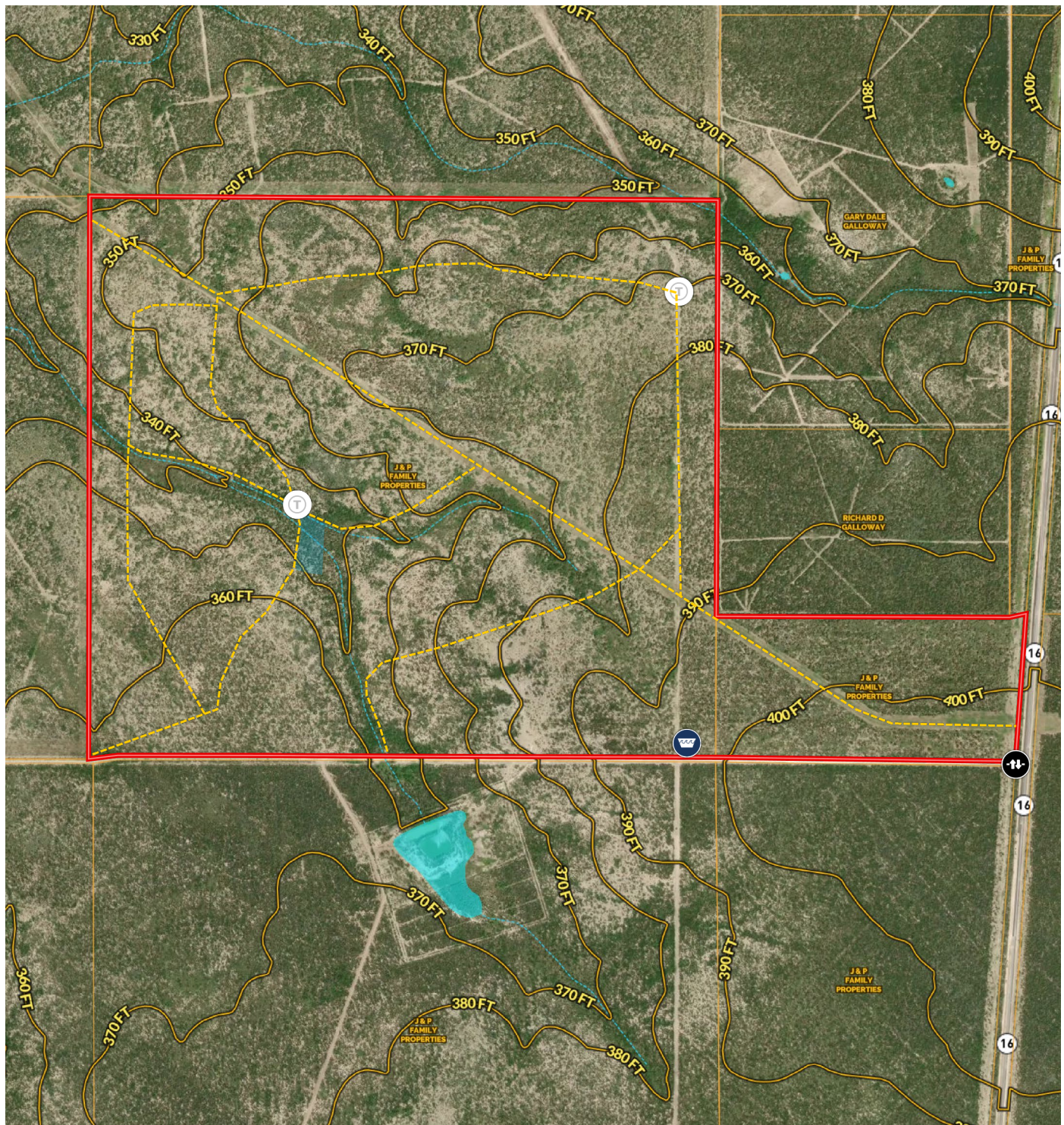
740± Acres
McMullen County



740± Acres
McMullen County

MAP LINK

[Click here to view map](#)



740± Acres
McMullen County



**740± ACRES MCMULLEN CO.
HWY 16
TILDEN, TEXAS**

The ranch is in southern McMullen County, 25± miles south of Tilden with 1,400FT of frontage along HWY 16.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

PROPERTY WEBSITE

[Click here to view website](#)

VIDEO LINK

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