



DOS NOVENTA RANCH

TBD CR 213, Concepcion, TX

289 Acres | \$749,000



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John Melnar

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PROPERTY DESCRIPTION

An excellent hunting ranch with highly sought-after red sand soils located in SE Duval County. This property has phenomenal brush diversity loaded with many high-protein brush species. Most of the property is a savannah with a great mixture of grasses and brush species. There are also several areas of dense brush which serve as good escape cover and refuge for the animals. It has a good road system to access all areas of the ranch and has several blind locations with numerous senderos.

The rectangular-shaped property has a gentle roll to it with 25' of elevation change.

The habitat on this ranch is in great shape, with a good balance of dense brush and open grassy areas. The plant diversity on the property is incredible and will provide great forage for both hooved and winged game species.

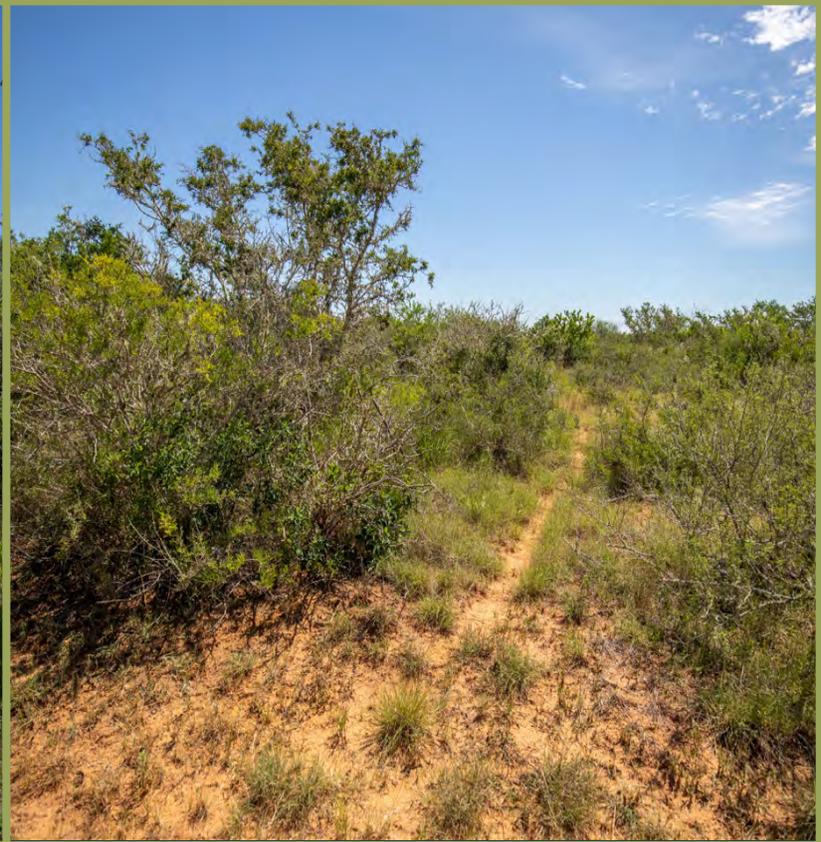
The property is perimeter fenced, with the east and north boundaries being typical 5-strand barb wire and the south and west boundaries being 8' high fence. There is an old windmill/water well in unknown condition. Newer wells in the area are around 350' and produce plentiful water. Near the windmill is a primitive campsite. The current owner utilizes a generator for electricity. It has a good road system to access all areas of the ranch and has several blind locations with numerous senderos. The property is accessed via a deeded easement off CR 213. This easement road is well maintained and is approximately 3600' in length.

The property is qualified for the Agricultural Valuation. 2022 taxes were approximately \$650.00.

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SCAN HERE TO VIEW MORE OF
DOS NOVENTA RANCH

TREES & BRUSH

Mesquite, Huisache, Granjeno, Coma, Guayacan, Guajillo, Kidneywood, Brasil, Narrow Leaf Foresteria, Blackbrush, Whitebrush, Twisted Acacia, Hog Plum, Texas Persimmon, and Desert Yaupon

FORBS

Prickly Fanpetals, Tasajillo, Coyotillo, Leatherstem, Prairie Tea, Pigeonberry, Western Ragweed, Creeping Oxeye, Beebalm, Spanish Dagger, Prickly Pear, Shrubby Bluesage, Whitemouth Dayflower, Texas Palafox, and Lantana

GRASSES

Plains Bristlegrass, Buffelgrass, Guineagrass, Four Flower Trichloris, Hooded Windmill Grass, Short Spike Windmill Grass, Dallis Grass, Three Awn, Willmans Lovegrass, Red Lovegrass, Texas Winter Grass, Texas Grama, Silver Bluestem, and KR Bluestem.

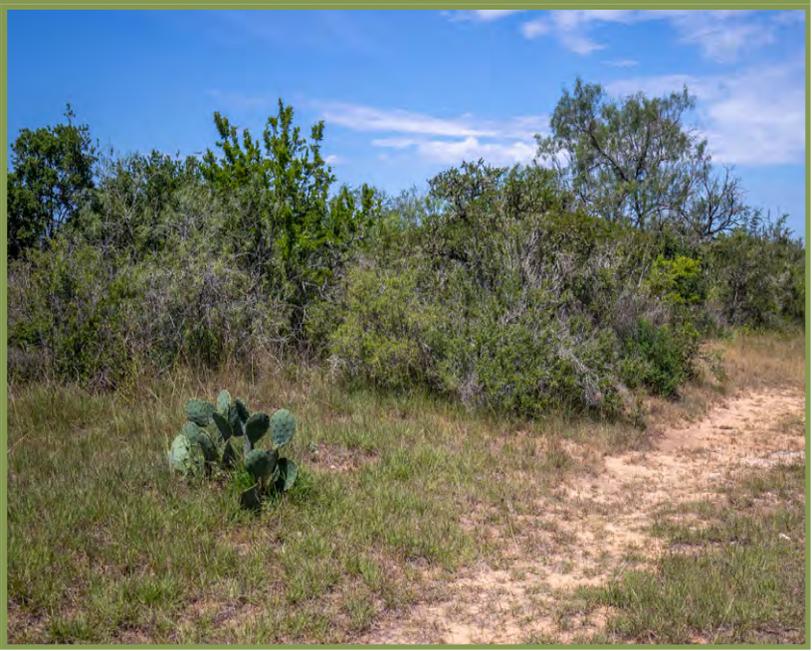
SOILS

Weesatche Fine Sandy Loam
Delmita-Randado Complex
Delmita and Bruni Soils
Realitos Clay

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LOCATION

Duval County

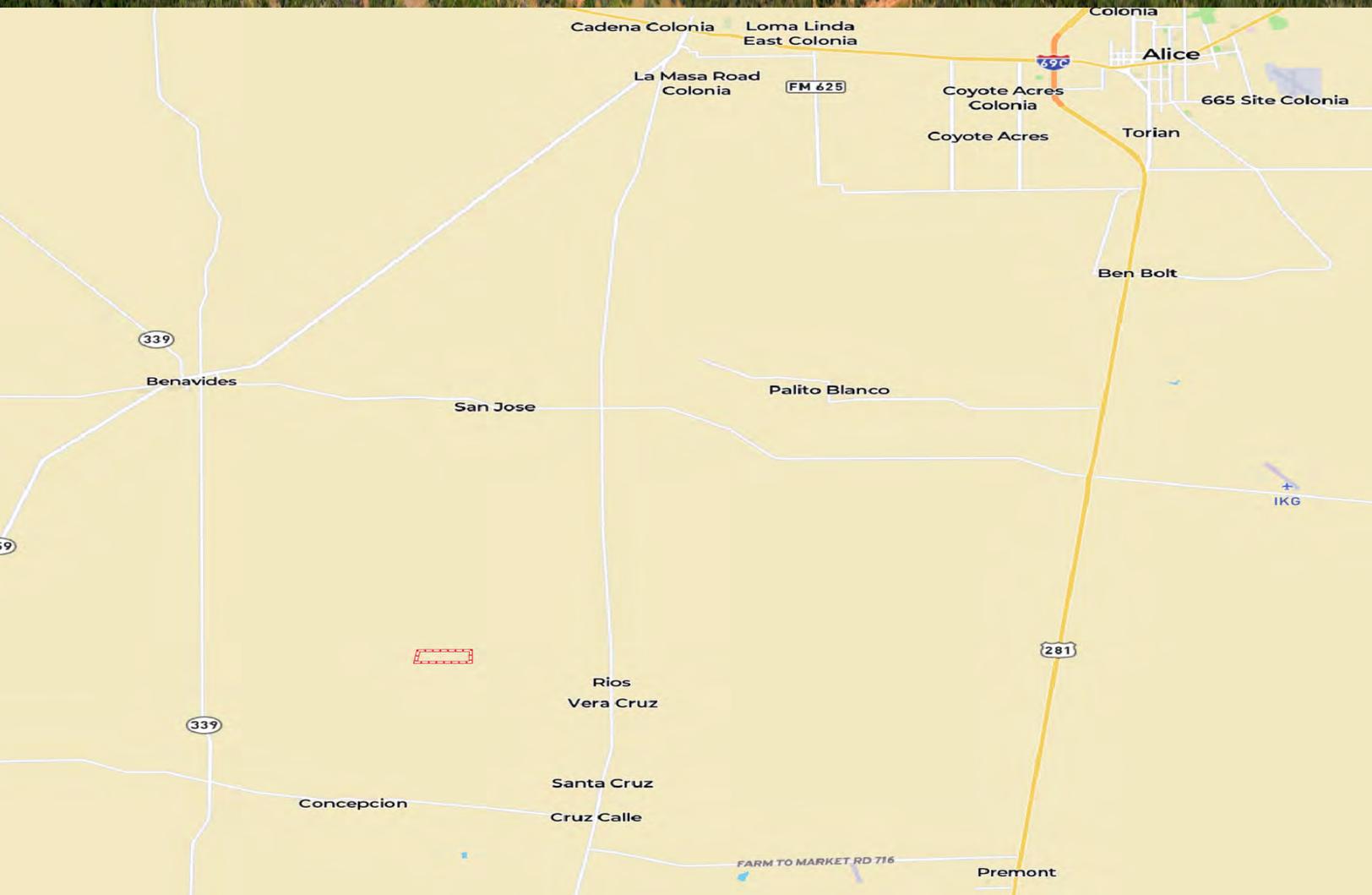
18 miles to Premont, 20 miles to Benavides, 24 miles to San Diego, 75 miles to Corpus Christi, 90 miles to Laredo, 100 miles to McAllen, 150 miles to San Antonio.

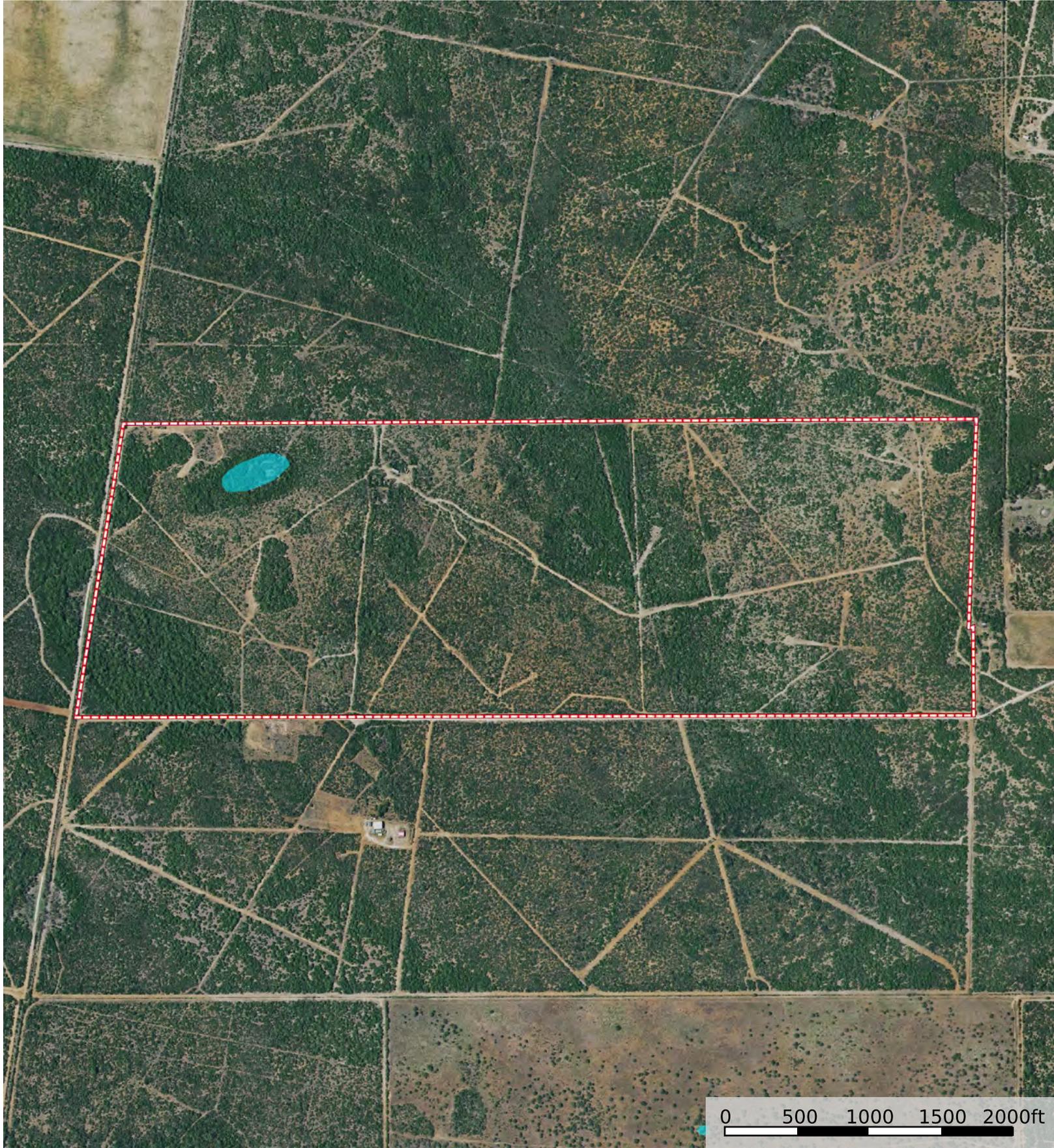
DIRECTIONS

From San Diego, take Hwy 359 south to FM 1329, veer left, go 18 miles, turn right on CR 210, go 2.6 miles, turn left on CR 213, go 3 miles, gate will be on right.

From Premont, take FM 716 west 8.7 miles to FM 1329, turn right, go 4.5 miles, turn left on CR 223 go 1.1 miles, turn left on CR 214, go 1.3 miles, turn right on CR 213, go 1.7 miles, gate will be on left.

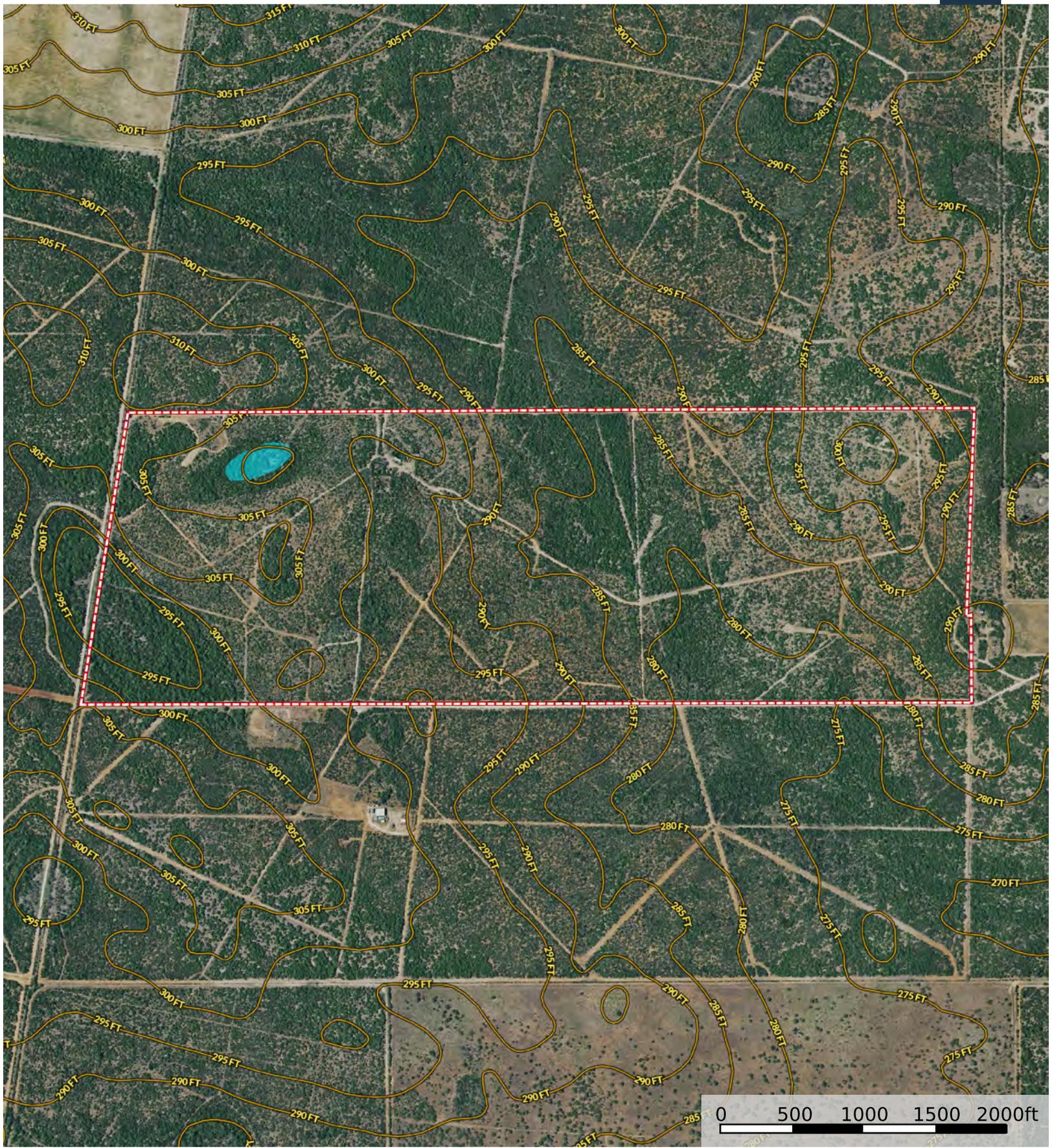




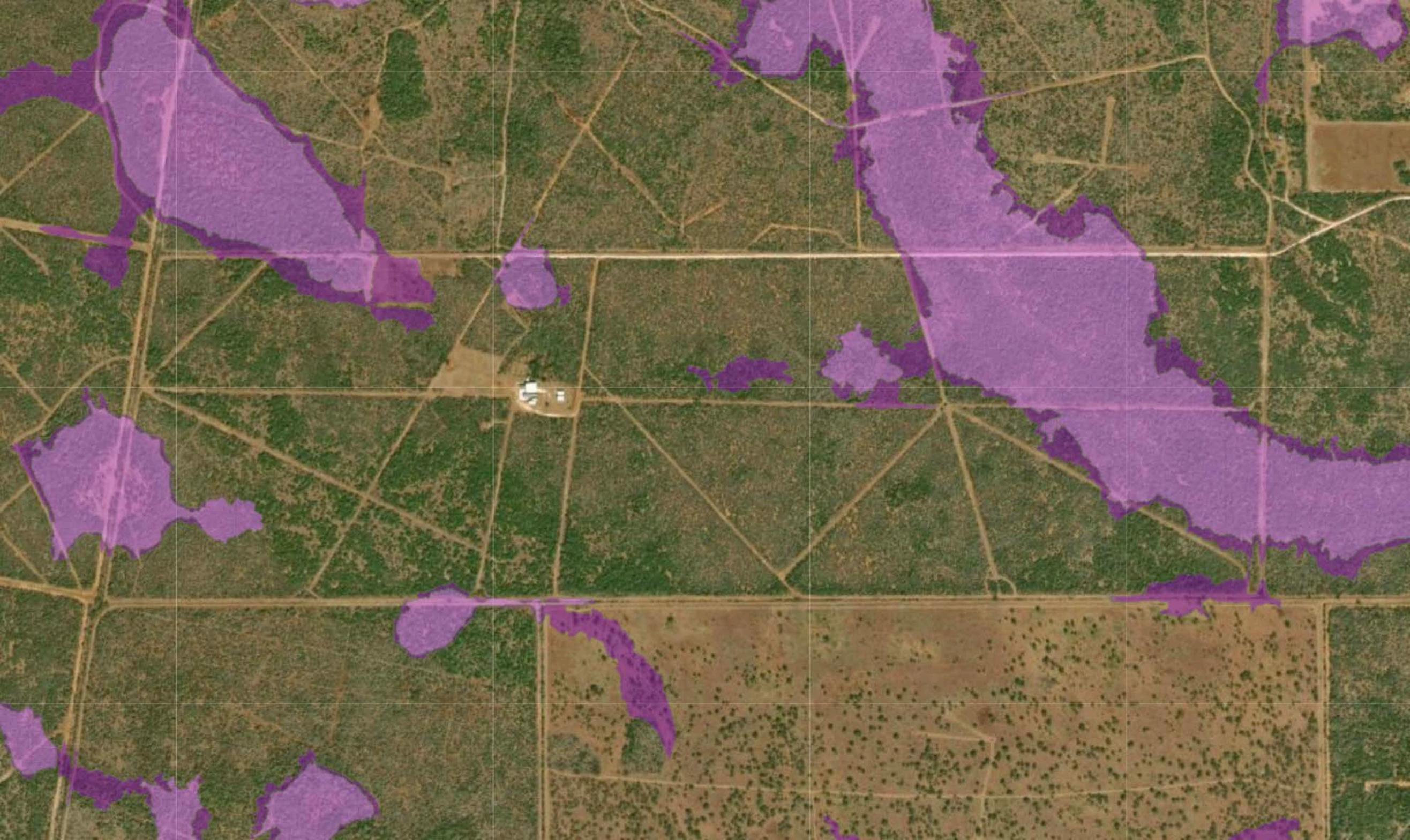


0 500 1000 1500 2000ft

Boundary Stream, Intermittent River/Creek Water Body

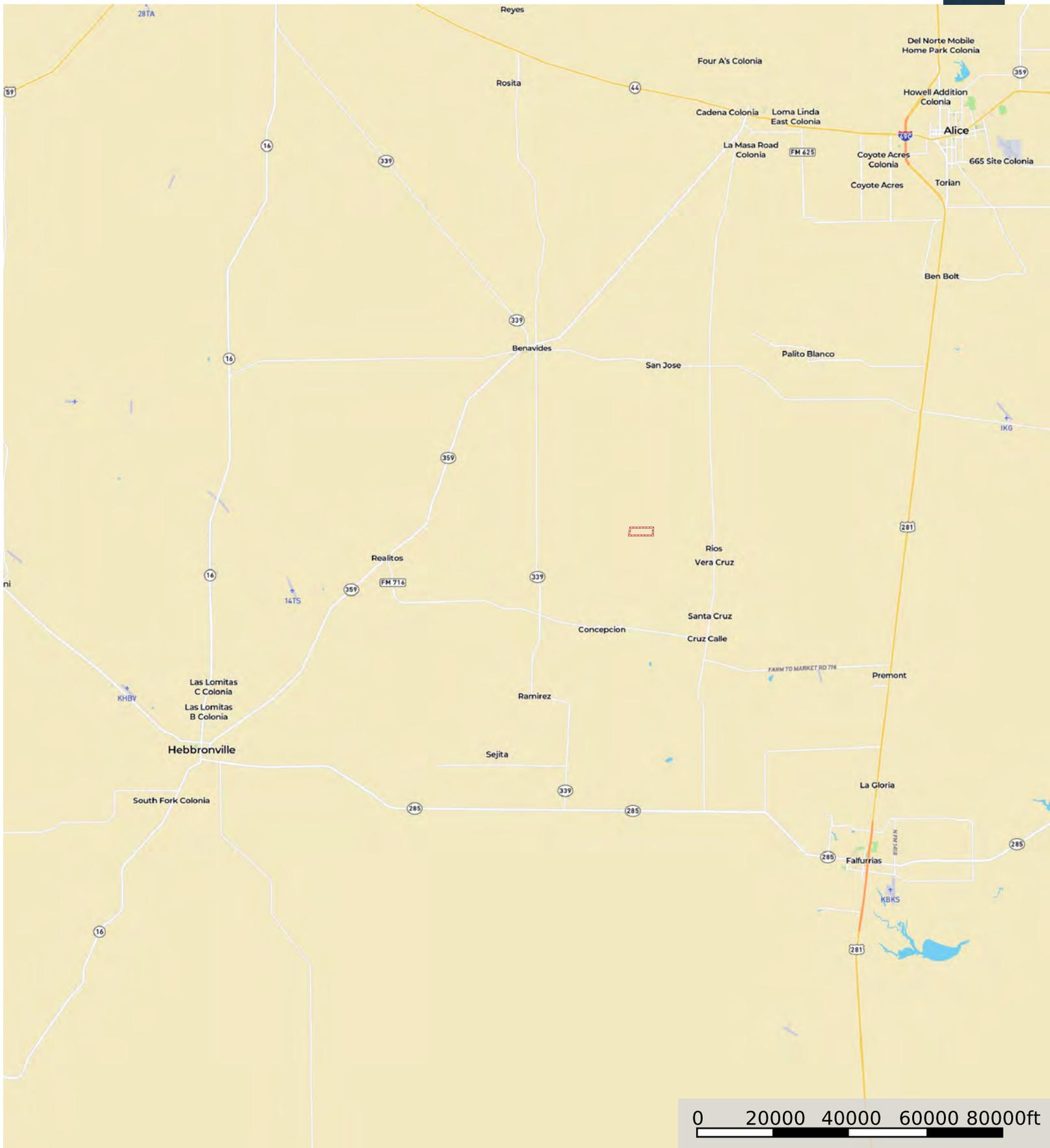


- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



TBD CR 213 Concepcion, TX

Duval County, Duval County, Texas, 289 AC +/-



Boundary