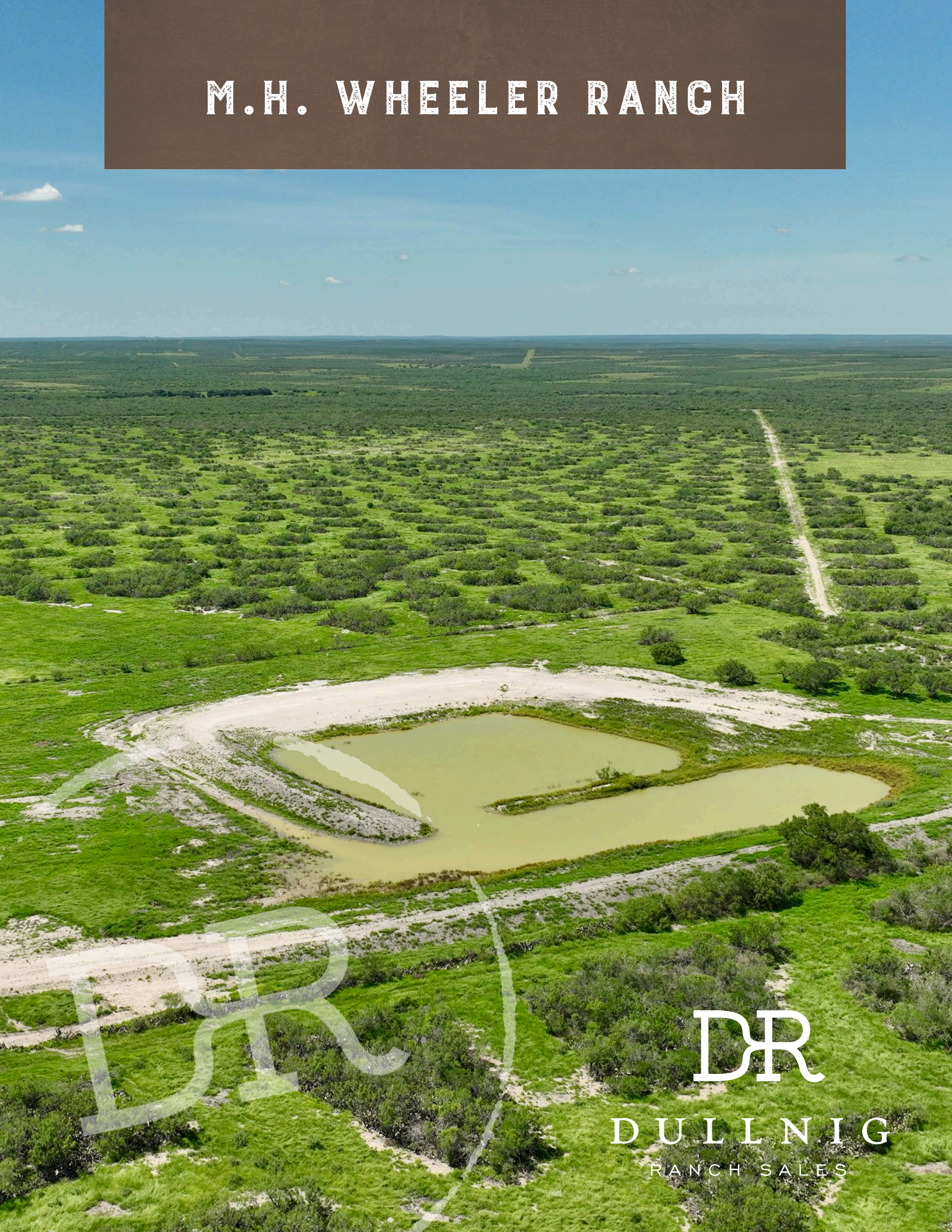


M.H. WHEELER RANCH



DR

DULLNIG
RANCH SALES



DESCRIPTION

The M.H. Wheeler Ranch is a turn-key hunter's paradise located in highly sought-after McMullen County. The ranch has been under the management of one of the top wildlife biologists in the state to oversee the expert brush sculpting, enhancement of water infrastructure, Whitetail feeding program, and much more. The result is some of the finest quail and native free-range Whitetail hunting South Texas has to offer!

2,960± Acres

McMullen County

IMPROVEMENTS

The ranch headquarters sits atop the highest point on the west side of the ranch, offering stunning unobstructed long-distance views with total privacy and separation from any highway noise. There is a new 4 bedroom / 2 bath double wide and a large 80 x 40' equipment barn that is tied into a 40,000GA rain catchment system (currently full), shooting range with covered palapa, and backup generator system. There is an excellent road system throughout providing comfortable access to every corner of the ranch. The property is partially high-fenced on three sides, with the entire eastern boundary being low-fenced.



2,960± Acres
McMullen County

WATER

The ranch has excellent surface water and drainage, with two named seasonal creeks meandering through property, and four nice tanks, the largest being 2.5 acres. Two water wells service the improvements and multiple storage tanks via miles of buried pipe. There are also seven wildlife watering stations scattered throughout the ranch ensuring wildlife never has to stress for a drink.



2,960± Acres
McMullen County

WILDLIFE HABITAT

The habitat management plan has been administered by one of the premier quail biologists in South Texas. Targeting the sandy loam soils in the central portion of the ranch, nearly ~650 acres of brush has been cleared into motts to enhance quail habitat. Immediately after clearing, the entire area was planted in brown top millet to increase the organic matter in the soil and allow the native grass seeds already in the soil to become established. With the recent rains, the entire ranch has exploded with native bristle grass, with grama and buffalo grasses present as well. There are also plenty of brooding areas with tall weeds like lamb's quarters and dove weed present. Last winter, while all of the native brush was defoliated, ~1,200 acres of prickly pear cactus were treated via aerial spraying to further enhance the quail hunting opportunities. The result is an even more robust population of both Bobwhite and Blue quail. The native Whitetail herd on the ranch has also been expertly managed and enhanced via the supplemental feeding program of year-round cotton seed and protein. There are 8 food plots scattered throughout the property.



2,960± Acres
McMullen County



TAXES

Ag Exempt.

MINERALS

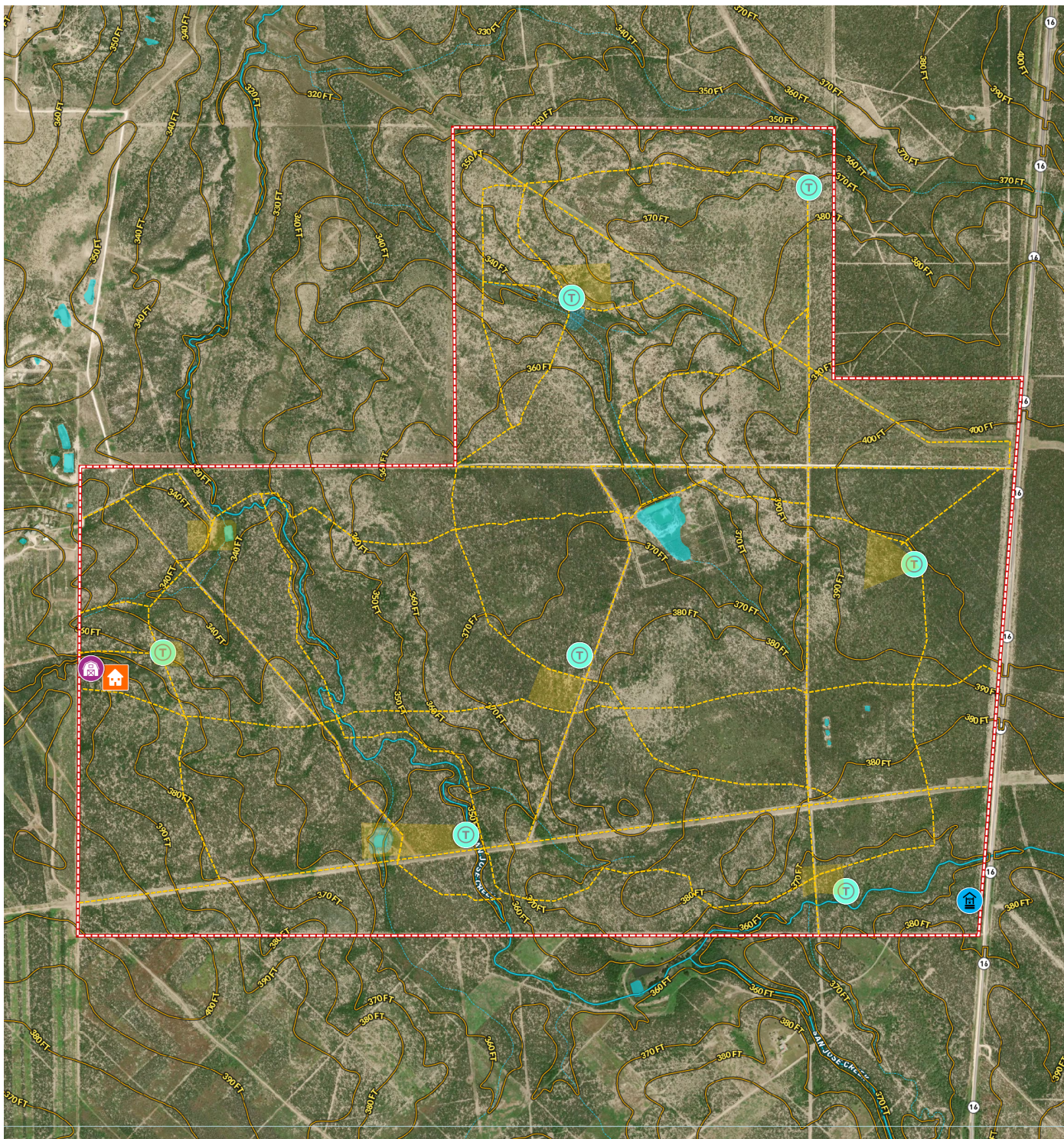
None, surface only sale. There is no active production on the ranch.

2,960± Acres

McMullen County

MAP LINK

[Click here to view map](#)



2,960± Acres
McMullen County



**2,960± ACRES MCMULLEN COUNTY
HWY 16
TILDEN, TEXAS**

The ranch is located in Southern McMullen County 25± miles south of Tilden and has 3.5± miles 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

[Click here to view video](#)

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DR
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RANCH SALES

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