

AVAILABLE  
CARRIZO SPRINGS, TEXAS  
RANCHES LIVE WATER FARMS HUNTING RECREATION

# LA BRISA RANCH

U.S. HIGHWAY 277



**BOWNDS  
RANCHES**

BRANDON BOWNDS, BROKER

**596.489± ACRES  
MAVERICK COUNTY**





**ACREAGE.** 596.489± Acres

**LAND TYPE.** South Texas Ranch  
Hunting and Recreation  
Weekend or Seasonal

**TAX EXEMPTION.** Wildlife Tax Exemption Status

**LOCATION.** Located between Carrizo Springs and Eagle Pass  
1± Hour Southwest of Uvalde  
1± Hour South of Del Rio  
2± Hours North of Laredo  
2.5± Hours Southwest of San Antonio

**ACCESS.** Turn off Paved U.S. Highway 277 ; approximately 2± miles down deeded easement road to Gated Entrance of La Brisa Ranch. Very accessible with miles of upkept roads and trails throughout.

**LAND.** Level South Texas hunting land with an elevated view overlooking the ranch. No oil traffic or production. Excellent habitat for producing quality whitetail. Large neighboring ranches.

**WATER.** Both sides of wet-weather Chueco Creek frontage  
Large Stock Tank with a great hold  
Multiple tributaries feed through the ranch, two of which border the large stock tank

**WILDLIFE.** Within the Golden Triangle of South Texas Hunting. Trimmed senderos and deer browse. Whitetail deer, Rio Grande turkey, hog, javelina, dove, Bobwhite quail, waterfowl and more.

**POWER.** Electricity nearby

**SOILS.** Rich soils including Catarina clay, pryor, copita and dant association



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**IMPROVEMENTS.**

- Protein and stand-n-fill feeders
- Elevated hunting blinds

**VEGETATION.** Brush, plant and grasses native to the South Texas brush lands. Honey Mesquite, Persimmon, black brush, white brush, soap bush, guajillo, cenizo and more.

**NOTES.** La Brisa ranch gives great opportunity to enjoy hunting, sport shooting, or customizing the ranch to favor your most favorite outdoor interests. Build a prosperous game ranch, or a place to get away for the weekend, seasonal hunting trips with family, friends and co-workers.

**MOST UNIQUE FEATURE  
OF THIS RANCH.**

Nearly 597±acres of quiet South Texas land in the Golden Triangle of Texas hunting. La Brisa has the opportunity to become a 1st class whitetail hunting operation or to be a great escape for time away from home and the everyday.

**REDUCED  
PRICE  
\$1,495,000**

CONTACT BRANDON BOWNDS, BROKER

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