

U.S. HIGHWAY 277
CARRIZO SPRINGS, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

AVAILABLE

LA BRISA RANCH



**BOWND'S
RANCHES**™

BRANDON BOWND'S, BROKER

596.489± ACRES

MAVERICK COUNTY



ACREAGE. 596.489± Acres

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

TAX EXEMPTION. Wildlife Management Tax Exemption

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 upkeep 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.

**JUST REDUCED
PRICE
\$1,310,000**

CONTACT BRANDON BOWNDS, BROKER

O: (830) 966-6111

M: (210) 288-4325

E: info@bowndsranches.com

BOWNSRANCHES.COM



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