



Montalvo Ranch

“This secluded ranch, nestled in one of the state’s top quail hunting areas, offers prime habitat, fertile soil, and abundant water potential—perfect for a hunting retreat, weekend getaway, or full-scale ranching operation. A blank slate ready for your vision.”



1,177 Acres

Duval Co.

\$3,750/acre
or \$4,413,750





Tucked away in southeastern Duval County, this 1177-acre ranch is an exceptional opportunity to own a piece of untouched, raw Texas dirt in a prime location. The ranch is 13 miles south of Benavides, 13 miles northeast of Hebbronville, and 19 miles northwest of Falfurrias. This secluded ranch offers the perfect setting for those looking to create their dream retreat in one of the most desirable areas of South Texas. The property is surrounded by large neighboring ranches and is private and quiet creating a “middle of nowhere” feel and a great place to escape the stresses of our modern-day world. With over a mile of county road frontage, access is easy.

With its rich, red sandy loam soil, an abundance of native game and prolific groundwater, this ranch truly checks all the boxes for outdoor enthusiasts, hunters, and cattle ranchers. Whether you’re looking to build, hunt, cattle ranch or simply enjoy the private, peaceful beauty of the land, this property provides the perfect canvas for a wide range of uses.

This untouched landscape is an attractive mix of 70% thick, native brush and 30% open fields with scattered regrowth. The dense brush consists of Mesquite, Brazilian Bluewood, Catclaw Acacia, and Texas Persimmon, offering ideal cover for wildlife. Meanwhile, the open areas are lush with chest-high native grasses like Little Bluestem, Switchgrass, and Black Speargrass, thanks to a decade-long CRP program that’s allowed the land to thrive.

Most of the property sits on rich Delmita and Delfina fine sandy loam soil, one of the most desirable soil types in the region. The land also features gentle rolling topography, adding beauty and variety to the property, unlike the typically flat land that’s found elsewhere in the county.

According to the county’s underground water district representative, this ranch is situated on top of some of the best subsurface water in the county. Currently there are two windmill wells that had been previously converted to solar. One of the water wells is located in north central part of the ranch and the second well is located in the southern portion of the ranch. The north well appears to be an older windmill with no record of the original drill date. At the moment, neither one of these water wells is functioning. This ranch is a prime candidate and in need of further water development. Located on this ranch is in need of water development. two windmill water wells located on the property. The southern well, drilled in 2000 to a depth of 360 feet, was retrofitted in 2015 with a solar pump that produces 6 gallons per minute. The northern well, though the original drilling date is unknown, was also converted to a solar pump around 2015. At each well location there is a 20-foot diameter concrete water trough in good condition. These wells could ensure reliable water source for wildlife and livestock and could be instrumental in future ranch developments.

If you’re in search of prime hunting land, this property offers a golden opportunity. Known for its abundance of Bobwhite quail, the area can rival the best quail hunting regions in Texas. Though the ranch has not been actively hunted in recent years, the wildlife populations are flourishing. In addition to quail, you’ll find healthy populations of whitetail deer, dove, and javelina, all thriving in this pristine environment.

This ranch is a blank slate, ready for the next owner to bring their vision to life. Currently without any structural improvements, it offers the perfect opportunity to customize it however you desire. The property has a mix of high-fenced and low-fenced boundaries, with some low-fence areas in need of repair. This entire property appears to be void of any easement and there are no mineral leases or oilfield operations on the land—just pure, unspoiled beauty. With its combination of ideal hunting conditions, rich soil, ample water, and seclusion, this ranch offers endless possibilities. Whether you’re seeking a weekend getaway, a hunting retreat, or a full-fledged ranching operation, this property is ready for you to make it your own.

List Price: \$3,750/acre or \$4,413,750. Surface offering only. The exact acreage amount to be determined by a new survey to be performed during escrow. Seller to provide standard title policy.

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