

Welcome to this exceptional hunting ranch East of Cotulla, Texas, spanning approximately 435 acres with the potential for an additional 168 acres. This pristine property offers a range of improvements and amenities, making it an outdoor enthusiast's dream.

Main House:

- The main residence is a 3,600-square-foot custom limestone home, with metal roof built in 2012.
- It features 3 bedrooms, 3.5 bathrooms, a study/office, and an exercise room.
- Outside, you will find a Keith Zars pool for relaxation and enjoyment.
- Three car garage.

Man Cave:

- A 40'x40' insulated metal building serves as the ultimate "Man Cave."
- The open floor plan includes a spacious bar area and seating, along with two restrooms and a walk-in gun room.

Rock Hunter's House:

- A 1,700-square-foot home was fully remodeled in 2017. Including new metal roof.
- This house boasts 3 bedrooms and 3 bathrooms, offering comfortable accommodations.

Bunk House:

- A 940 approx. sf. cinder block constructed Bunk house with 1 bedroom (featuring bunk beds), a living room, kitchen, and a bathroom.

Guest House:

- A 2015 double-wide mobile home with approximately 1,200 square feet.

- It includes 3 bedrooms and 2 bathrooms, with porches at the front and back, as well as a carport.

Barns and Outbuildings:

- Barn #1 is 40'x 94' and includes a 40'x 40' enclosed and insulated area, a 40'x40' covered and open section, and a 14'x 40' covered RV storage with electric hookup.
- Barn #2 measures 25'x100', with a three-sided design for equipment and a recently constructed 24'x 24' enclosed portion with a roll-up door.
- The property also features a game cleaning facility and walk-in cooler.
- A large covered common area with a fire pit and putting green.
- Additionally, you will find a covered shooting range and an overhead 15-ton bulk feed bin, cattle working pens, along with various other sheds and outbuildings.

Water:

- This ranch boasts an impressive 1.4 approx. miles of Nueces River frontage with at least three accessible points.
- Water is sourced from five wells, each with a depth of 100 - 400 feet, including two solar and two submersible pumps (one capped and on standby).
- The property features a substantial commercial Culligan Reverse Osmosis system with 3,000 gallons of storage to provide a full Reverse Osmosis water supply for all houses.
- Two wells are directly connected for redundancy.
- A 1+ acre stock tank with floating pier, is supplemented by a solar well, and there are various other stock tanks on the property.
- Seasonal creek feeds into the Nueces River, and there are Nueces River adjudicated water rights allowing approximately 100 acre-feet for irrigation purposes.

Access and Infrastructure:

- The ranch is easily accessible, with a paved highway leading to an electric gate.
- A paved road takes you through the property and leads to the 15,000-square-foot concrete drive to the main house, and compound.
- The high fencing is in good condition, and encompasses approx. 300 acres

Minerals:

- Surface sale only.

Wildlife:

- The property is abundant with native wildlife typical of the area.
- Additionally, exotic species like Axis and Waterbuck can be found on the ranch.

Topography, Rangeland, and Habitat:

- Ranch's terrain varies throughout, with riparian areas along the Nueces River and Elm creek featuring beautiful stands of Elm, Mesquite, Oak, and a variety of native underbrush.
- There are eight executive blinds, two outside of the high fence near the river, and a total of ten 500 lb. capsule corn feeders and four 800 lb. protein feeders to support the wildlife.

This is a remarkable hunting ranch with diverse landscapes, abundant wildlife, and a range of amenities and improvements that make it an ideal destination for outdoor enthusiasts and those seeking a secluded, luxurious retreat. If you're interested in this property or have any questions, please don't hesitate to reach out for more information and to schedule a viewing. No oil or gas wells on this property.