



**PROPERTIES**

## **Scott Frio River Ranch** McMullen County

**\$858,816**

204.48 +/- acres  
\$4,200 per acre

The ranch is bordered by more than 7,200+/- ft of Frio River frontage offering premier habitat for an abundance of wildlife.

Most of the ranch is covered in native south Texas brush with senderos and ranch roads providing access through the ranch.

Hunting pressure has been minimal with a 2 buck per year rule in place. There is an all-weather road leading from the paved county road to the mobile home.

Ranch is also high fenced on two sides and includes a gun range with covered shooting bench.



**Garrett Ruple**  
Broker/Owner

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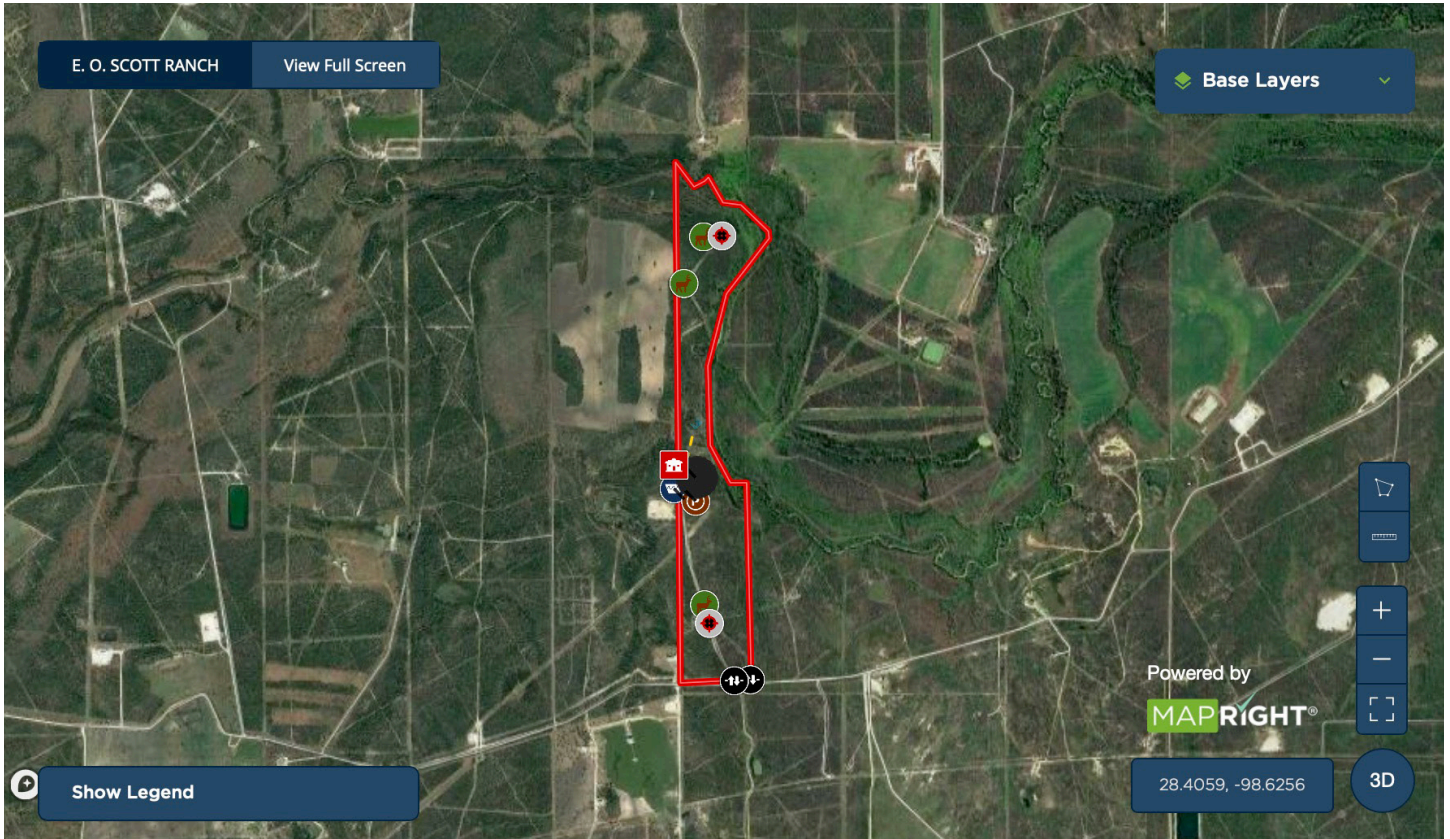
**Buy land. Live well.**



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