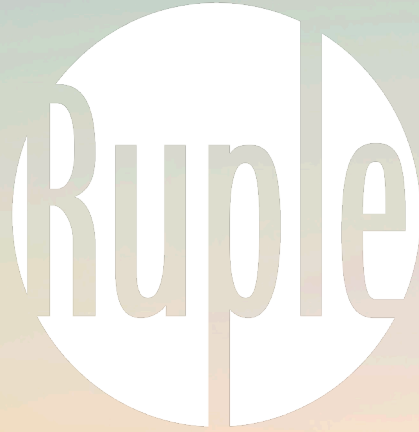


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WINDMILL RANCH
786± acres | Duval County

PRICE: \$2,290,000

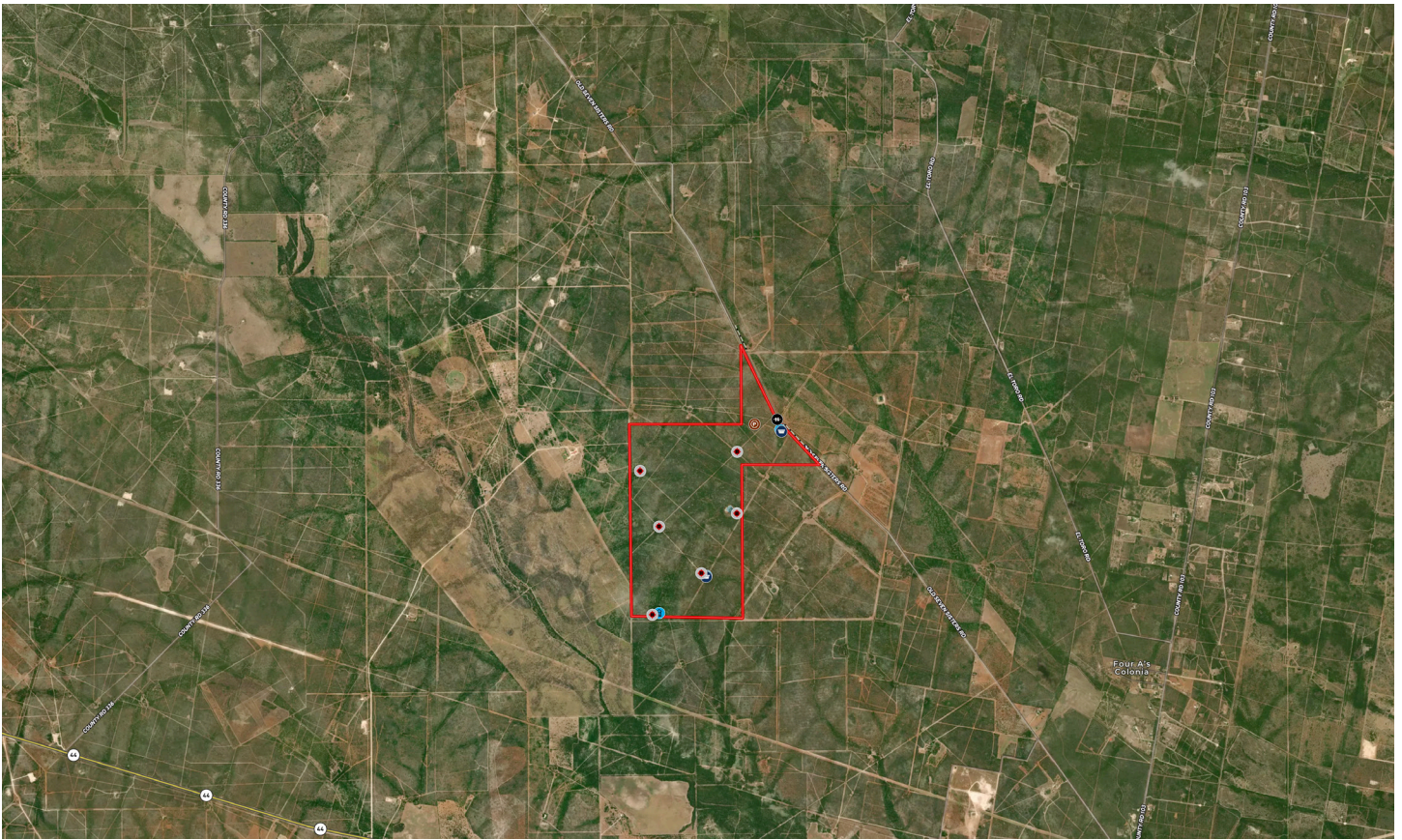
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The 785+/- acre Windmill Ranch is the quintessential south Texas brush country ranch. Located roughly 6 miles NW of San Diego on CR 101, 16+/- miles from Alice, and 62+/- miles from Downtown Corpus Christi, this property is secluded with convenient access to grocery stores, feed, stores, restaurants, etc. The ranch is surrounded by large ranches offering seclusion. A 70' elevation change across the ranch provides scenic views and the feel of a much larger ranch. The property's perimeter is game fenced, with much of the new fence. The current owner has invested in improving the whitetail herd, bringing in superior genetics, and adding breeder pens. The breeder buck currently in the pen scored roughly 265" last year and has grown since then. He has been bred to 14 doe that is currently in the pen to be released this spring. Most of the ranch consists of typical south Texas brush with red sandy loam and darker soils in the low areas. Caliche hills provide excellent nutrient-rich habitats for whitetail deer, hogs, turkey, quail, dove, and other native species. The ranch is adequately equipped with (3) corporate-style Atascosa blinds, (6) 2000 lb. protein feeders, (2) 500 lb. protein feeders, (4) 2000 lb. corn feeders, (3) 500 lb. corn feeders, (7) tripod corn feeders, (3) Atascosa blinds, (3) wooden box blinds, (2) metal box blinds. The dove hunting on this property has also been exceptional.







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