

For Sale on Market

\$3,500,000

Call 7133771022 Today!

000 CR 765, DEVINE, TX 78016

If you are looking for a pristine South Texas low-fenced hunting ranch within 50 minutes of San Antonio, you need to look at this one! There are very low ag-use taxes with excellent sandy loam soils and high-protein south Texas brush with mature bull mesquites and scattered mature live oaks. Completely low-fenced with good fences, multiple recently-cut senderos, and a freshly-drilled 300-foot deep solar well which produces 7-10 gallons per minute and keeps the nice-sized tank full. Electricity is available just across the fence at the southwest corner of the ranch. Owner believes he owns 1/2 of the minerals and they will convey with a sale, which is a rarity for this part of South Texas. There is paved county road frontage on two sides of the ranch, there is no flood zone, and there are no restrictions, so this ranch may have development potential. You need to see this one!

GENERAL DESCRIPTION

Property Type: Country Homes/Acreage

Lotsize: 13,503,600

MLS# / Area: SA1916328



Presented By
Chad Sayles

Walzel Properties - Spring

7133771022

Listing Broker
Galm Real Estate, LLC

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Visit <https://www.har.com/SA1916328> for more information