



SAN FELIPE CREEK RANCH

Val Verde County, Texas | 826.67 ± ACRES

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THE RANCH

The San Felipe Creek Ranches are two joining tracts with different owners. Both tracts, 553.66 +/- acres at \$4,500 per acre (Winters tract) and 273 +/- acres at \$5500 per acre (Dissler tract), are on the upper San Felipe Creek watershed. Combining these two tracts would make an ideal property for a strong development project. With the ideal location, easy access to HWY 90, and both ranches already being primed for smaller-tract development, this 826.66 +/- acres would be a developer's dream.



The ranches are currently being used for agricultural purposes. In addition to the 826.66 +/- acres, there is a third adjoining tract available with 127.8 +/- acres that has access to Jap Lowe Drive frontage. These three available tracts make the largest contiguous tracts of land currently available inside the loop, totaling 954.46 +/- acres.





LOCATION AND ACCESS

The 553.66 +/- acre tract has great access to Paisano Drive to the East and access to Lausen Road to the West, which is less than a 2 1/2 mile drive to HW 90. The 273 +/- acre tract has great access to Paisano drive to the East. The 127.8 +/- acre tract borders the city of Del Rio to the West and has access and frontage to Jap Lowe Drive to the West. Additionally, US HWY 90 West is under a 2 1/2 mile drive where you will find Walmart superstore, Rudy's BBQ, Starbucks, Chilis Grill and Bar, Planet Fitness, Hotels, shopping centers, fast food, gas and service stations and much more.

WILDLIFE

The 553.66 +/- acre tract has a 1-d-1 ag use designation. Good soil and available ground water. There are two beautiful 1 +/- acre ponds for fishing, hunting or livestock. Native brush provides good grazing for deer, axis, turkey, dove, ducks and quail. Wide range different species of birds and ducks.

MINERALS

Negotiable - nature and extent of minerals pertaining to all tracts included here should be verified with the county.

FUTURE USE

This ranch has many potential uses: recreational or livestock ranch, home site development, ranchette investment, industrial park, solar farm, golf course, rod and gun club, horse stables and trails, birding sanctuary, base material yard and more. The 273 +/- tract has a plat showing 23 tracts from 10 + to 13 + acres are available and will be transferred to the buyer. Less than 4% of the property is in a FEMA Floodplain. Just under 1 acre of the 127.8 +/- acre tract falls in the QOZ. Future use may be subject to and contingent upon the rules and regulations of the City of Del Rio and Val Verde County. The property is located within the extraterritorial jurisdiction of the city, and is subject to rules pertaining to that area.

WATER

The 553.66 +/- acre tract has 2 wells feeding 2 man-made ponds that have year-round water. The 273 +/- acre tract has 1 well that is on a windmill feeding a tank and overflow pit. The owner of the 273 +/- tract will include an addition water well to be drilled. Both properties have high-quality and productive water wells.

ADDITIONAL INFORMATION

Amazing views of the Sleeping Lady Mountains. Several cross fences throughout all properties. Overhead transmission lines running north and south along the east property line to a in-service substation 3/4 air mile southeast of the 273 +/- acre tract.

DISCLAIMER

Broker does not make any representations, warranties or covenants of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which Purchaser may conduct thereon, compliance by the property with any laws, rules, ordinances, or regulations of any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose, and specifically, Broker does not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder; or the United States Environmental Protection Agency regulations or disposal of any other hazardous or toxic substance in or on the property; or the Endangered Species Act of 1973; or for live oak decline, oak wilt or any other natural phenomena. All information furnished is from sources deemed reliable, but no warranty or representation, expressed or implied, is made to the accuracy thereof, and is submitted subject to prior sale, withdrawal, or other changes in price and or terms without notice.



