

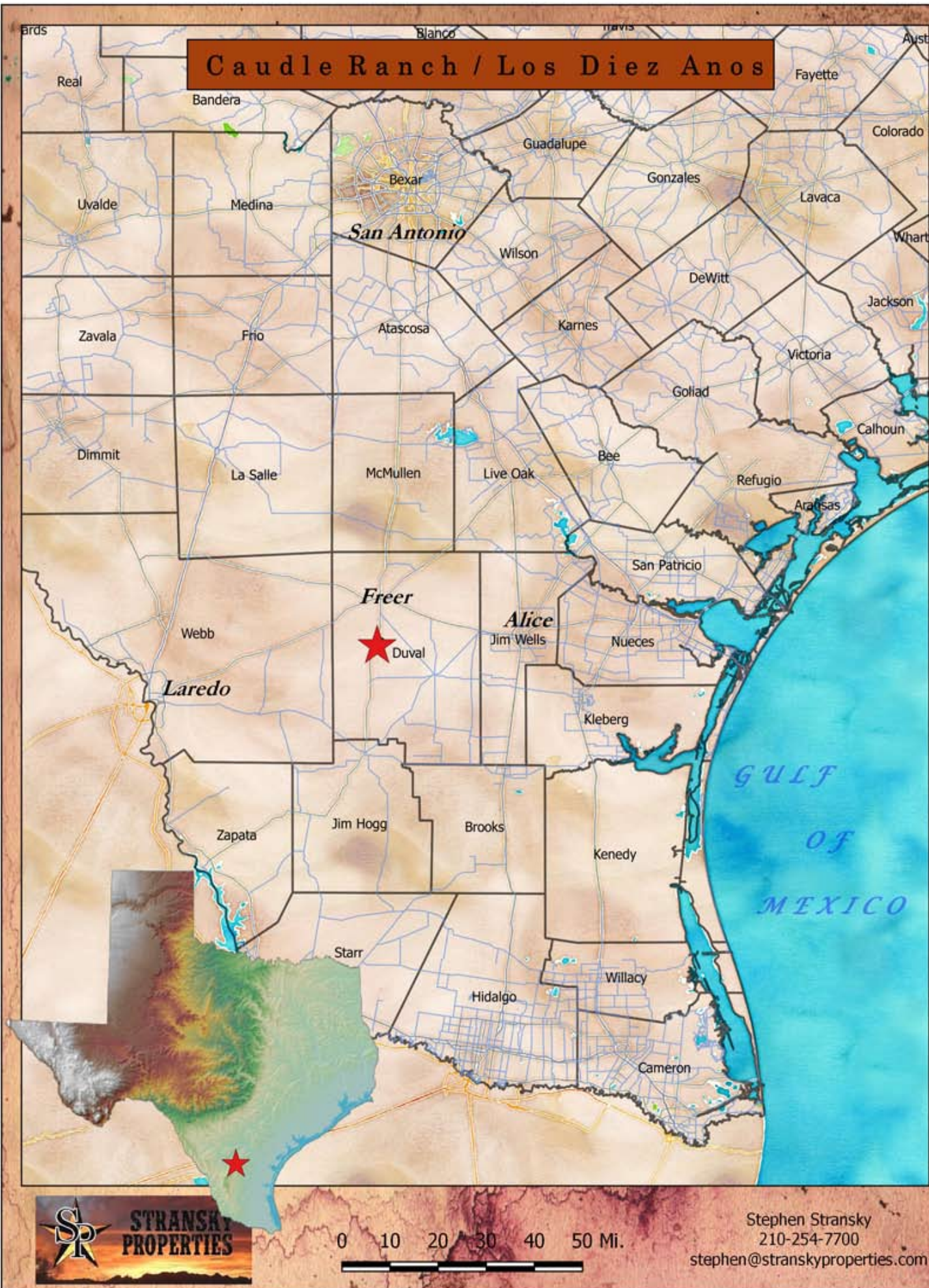
# CAUDLE LOS DIEZ ANOS RANCH



A 1,032 ACRE PROPERTY  
DUVAL COUNTY  
FREER, TX



Caudle Ranch / Los Diez Anos



0 10 20 30 40 50 Mi.

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# About

**The Caudle Ranch** is approx. 11.2 miles south of Freer, TX and is accessible from Highway 16. It's a total of 1,032 acres and can be purchased in its entirety or separately as 616 acres or 416 acres. Each ranch has its own frontage and entrance to/from Highway 16.

The 616 acre pasture has been high fenced for 6 years and the 416 acre pasture has a low fence. Both of these ranches have their own houses. The 616 acre property has a 3 bedroom, 2 bath, pier and beam wood frame home ; and, the 416 acre property has a one bedroom, one bath single-wide mobile home with a large cement pad in the back for entertaining.

**Other improvements:**

- An 8' X 16' walk-in cooler
- A 36' X 60' covered shed
- Three 2,000 lb. protein feeders, several corn feeders, three water troughs and a small tank that holds water during good rainfalls
- Nine hunting blinds
- Three-phase electricity and a shared 530' deep water well between the two ranches. There's also a 200' well that produces 3 gallons per minute and a plugged, abandoned oil well that could be used as a water well.

All wildlife native to south Texas can be found on this ranch including white-tail deer, hogs, javelina, blue & bob-white quail. There is no MLD (Managed Land Deer Program) on either ranch, but the owners have managed the herd for several years.







# Caudle Ranch / Los Diez Anos

ST. HWY 16



## SOILS

- AIA - Alet sandy clay loam
- BdC - Benavides fine sandy loam
- DRB - Delmita-Randado comple
- JdB - Jardin fine sandy loam
- Olmedo very gravelly sandy loam
- PmC - Permittas fine sandy loam
- PnB - Permittas sandy clay loam
- PRC - Piedras and Cuevitas soils
- ReA - Realitos clay
- STA - Sinton sandy clay loam

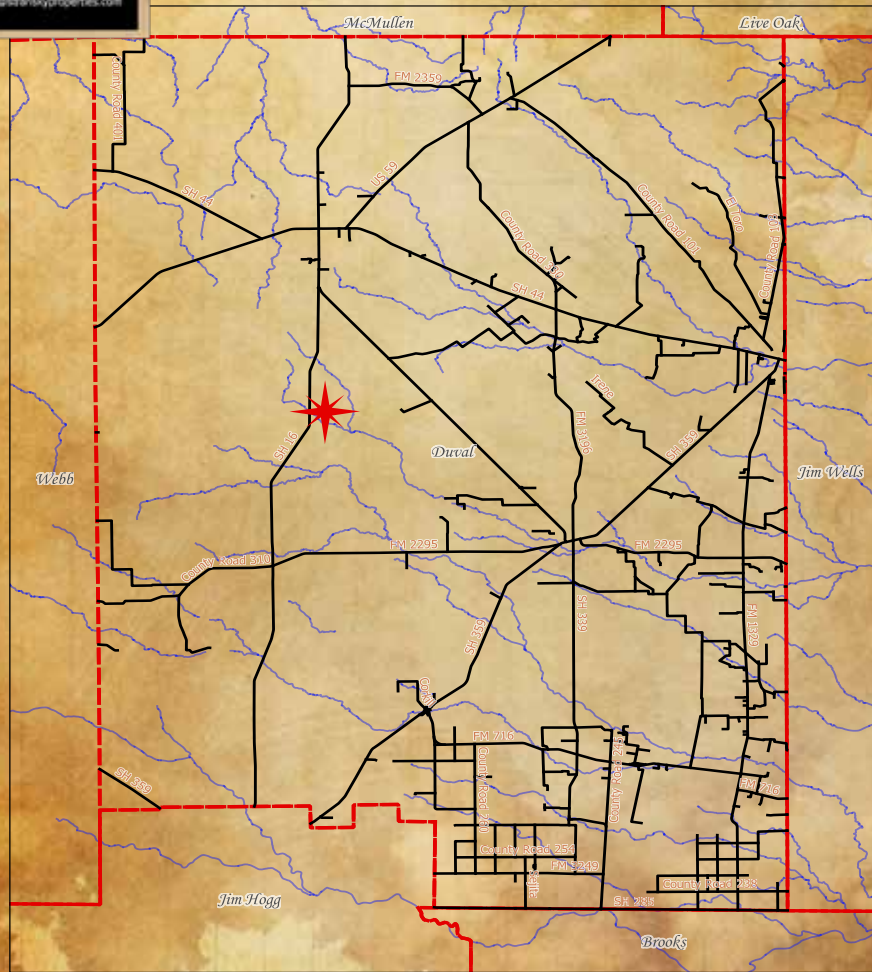


Map holds no warranties express or implied

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## DUVAL COUNTY, TEXAS



2.5 0 2.5 5 7.5 10 MI.





# Caudle Ranch / Los Diez Anos

~416 acres  
Los Diez Anos Ranch

~616 acres  
Caudle Ranch



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0.25 0 0.25 0.5 0.75 1 Mi

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# Caudle Ranch / Los Diez Anos

~416 acres  
Los Diez Anos Ranch

~616 acres  
Caudle Ranch

Oil Well

Oil Wells

Oil Wells

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*Caudle  
Los Diez Anos  
Ranches  
Duval County  
Texas*

