

# DUVAL COUNTY 270 RANCH

270± Acres // Duval County // Freer, Texas



**STRANSKY**  
PROPERTIES

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**STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT**



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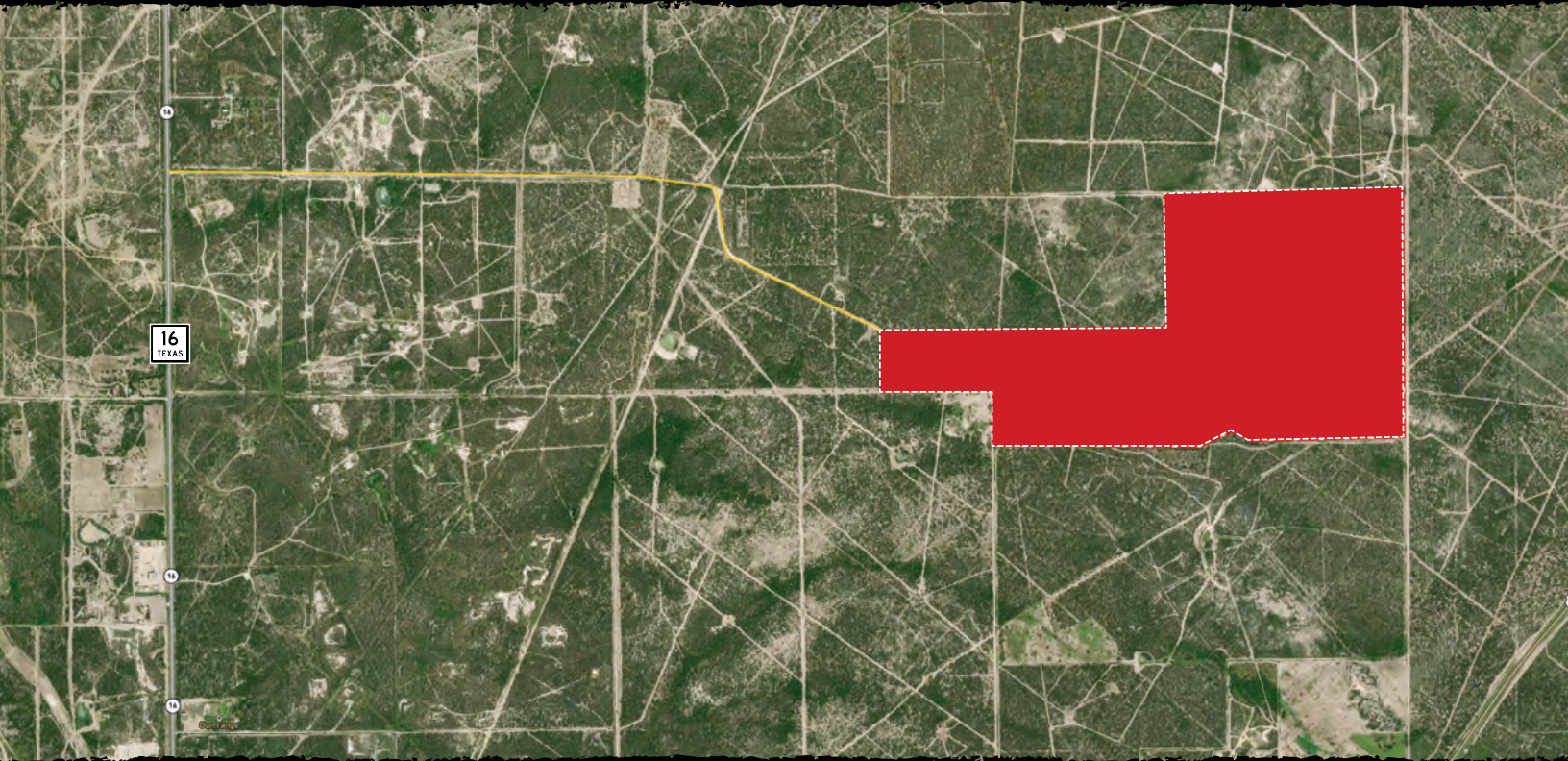
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# STRANSKY PROPERTIES

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The Duval county 270 ranch is 270± acres of untouched blank canvas south texas brush. It is located only 3.5 miles North of Freer, TX and approx. 1.7 miles east of Hwy. 16 at the end of an all-weather partially paved easement road.

### IMPROVEMENTS

The ranch has three phase electricity running through it and is partially fenced with some being high and some low fence. There is also a large caliche pit on the ranch which has been used in the past to sell material for roads, etc.. and could be put back into production. The caliche pit is at the highest point on the ranch giving great views in all directions. There is also 1 deer blind and 1 feeder that will convey with the sale.

### WILDLIFE

This ranch is considered a low fence ranch and has all species of wildlife native to the area with great brush diversity to grow large whitetail deer.

### WATER

There are currently no water wells on the ranch. The wells in the area within a half-mile radius from this ranch show to produce anywhere from 3-10gpm. There is 1 tank on the ranch that holds water with normal rainfall.

### MINERALS

The minerals on the ranch are considered “state mineral classified” which basically means the surface owner, acts as the agent for the State of Texas in negotiating and executing oil and gas leases on Relinquishment Act Lands (RAL). The State surrenders to the surface owner one-half (1/2) of any bonus, rental and royalty as compensation for acting as its agent, and in lieu of surface damages. There currently are no leases or production on the ranch. Click on the link below for further information.  
<https://pitchstonewaters.com/west-texas-mineral-classifications-explained/>

**CALL JOHN WALKER IN THE FREER OFFICE AT 361.701.3971 FOR MORE INFORMATION**

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