

# BENEFIELD RANCH

276± Acres // Duval County



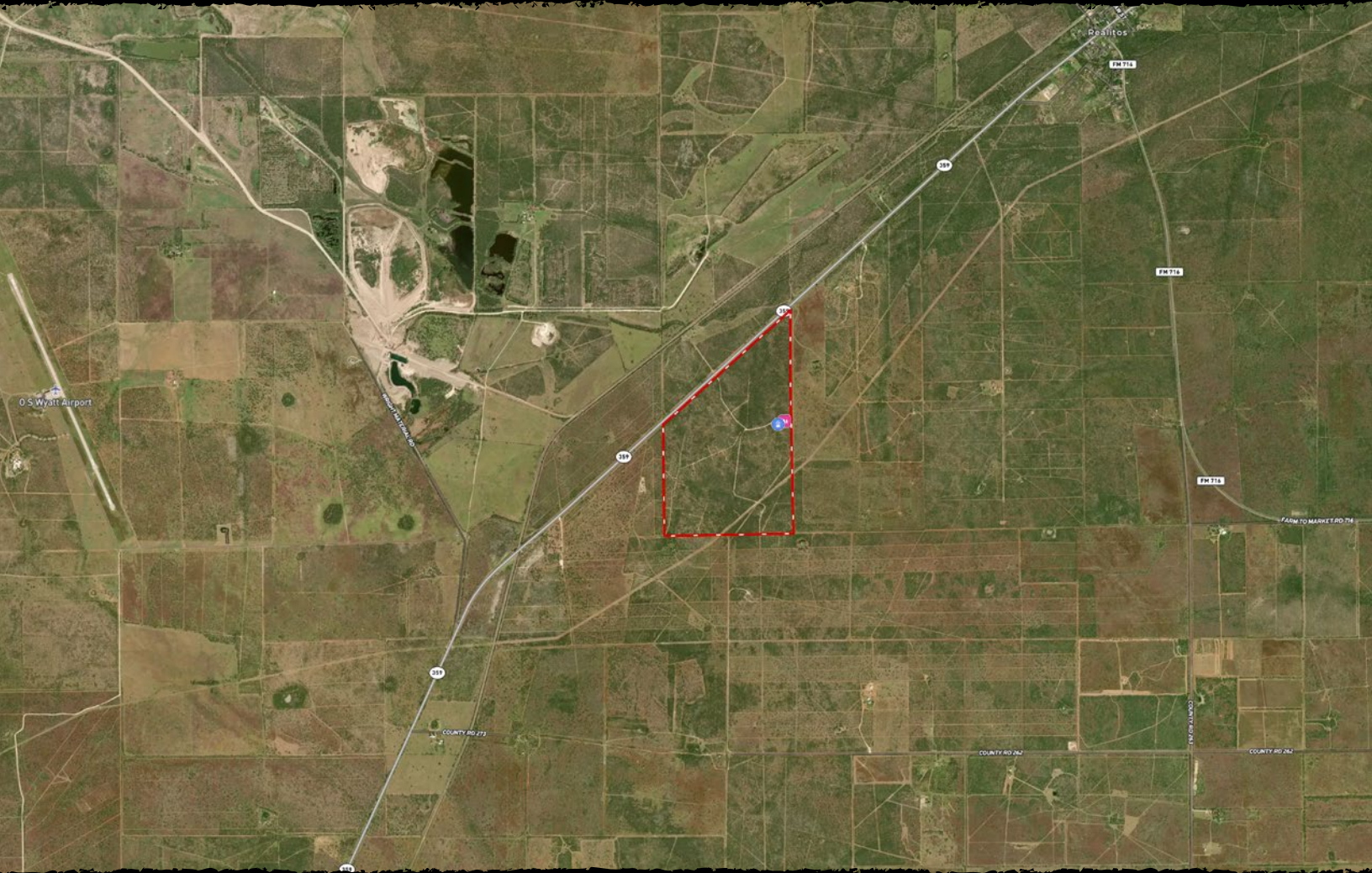
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PROPERTIES

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



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*Boundary lines are approximate*

## **SOUTH TEXAS BRUSH COUNTRY | TROPHY DEER & QUAIL HUNTING | HWY 359 FRONTAGE**

Welcome to Benefield Ranch ±276 acres of untapped South Texas hunting and recreational land located in the heart of big deer country. Situated in southern Duval County, this low-fenced ranch offers a prime habitat for whitetail deer, bobwhite quail, and other native wildlife, thanks to its sandy soils and thick, mature brush.

With minimal improvements and abundant native cover, Benefield Ranch provides the perfect blank slate to create your own South Texas getaway whether it's a weekend hunting camp or a long-term family legacy property.

### **LOCATION**

The ranch is conveniently located approximately 10 miles northeast of Hebbronville, just south of Realitos, with over 4,000 feet of frontage on the south side of Highway 359. This ideal location offers easy access while maintaining privacy and seclusion.

### **WATER & UTILITIES**

**Water Well:** Reported at 320 feet deep, producing approx. 30 gallons per minute, supplying water to a small campsite and a traditional pila.

**Electricity:** Power is already run to the campsite ready for future improvements.

### **TAXES & MINERALS**

**Ag-Exempt:** Low holding cost with taxes around \$400/year.

**Minerals:** No minerals convey with the sale.

### **HIGHLIGHTS**

- » Prime South Texas brush country
- » Strong whitetail & quail habitat
- » Minimal improvements ready to customize
- » Over 4,000' of Highway 359 frontage
- » Water well & electricity in place
- » Low property taxes

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