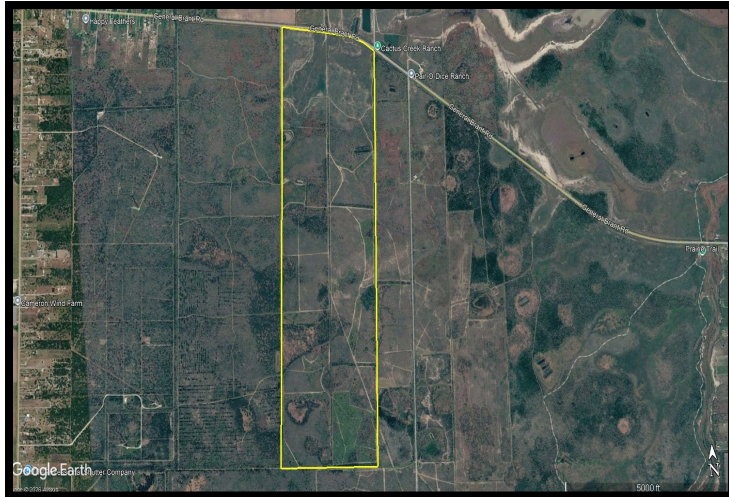


Hunting Ranch

For Sale: \$4,712,175 Cameron County, TX



Site Specifications:

- **Address:** FM 106
- **Acres:** 724.95
- **Price/Acre:** \$6,500
- **Frontage:** Approximately 3,000 feet on FM 106 and approx. 1,020 feet of refuge frontage
- **Access:** FM 106
- **School District:** Los Fresnos CISD
- **Utilities:** Water and power at property
- **Topography:** Native Vegetation
- **Suitable Use:** Hunting/Recreation
- **Directions:** From Brownsville, North on Paredes Line Rd, East on FM 106 approximately 1.5 miles to property on south side of road.

For Additional Information

Please Contact:

Waters Realty, Inc.
Phone: 956-350-3333

Website: www.watersrealtyinc.com



Remarks:

Premier South Texas Hunting Ranch! This rare large acreage tract is under a perpetual Grassland Conservation Easement. Roughly 30 acres are buildable. The property is in native vegetation with approximately 1,020 feet of frontage along the wildlife refuge. Gas pipeline runs through the property. There are numerous ponds and 4 in-ground water troughs supplied with potable water. Property features abundant wildlife and is just minutes away from South Padre Island, Arroyo City, Los Fresnos and Rio Hondo. Waters Realty and its agents have not verified the information and make no guarantees, warranties or representations as to the completeness or accuracy thereof. It is your responsibility to independently confirm its accuracy and completeness. 48 hour notice for all showings. Buyer must be pre-approved or provide proof of funds prior to all showings.

Financing:

- Cash/Conventional

Waters Realty, Inc.