

Empire Ranch

809± ACRES | MCMULLEN COUNTY, TEXAS



TEXAS
RANCH
SALES, L.L.C.

Texas Ranch Sales, LLC

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Main lodge & 2 cabins



Foreman's home



Outdoor entertaining areas



1,600± sq ft barn & 4,000± sq ft shop



Carrizo Well & 3 storage tanks



Shooting & skeet ranges



20 Deer pens



Game-fenced with excellent ranch roads





This 809± acre hunting and recreational ranch is for sale in McMullen County. The Empire Ranch offers a hunting experience like no other. The property features an incredible lodge that sits amongst majestic South Texas brush overlooking the Choke Canyon Reservoir. The property is located just 23± miles west of Three Rivers, Texas, 71± miles south of San Antonio, and 93± miles northwest of Corpus Christi.

Inside the white limestone lodge you will find elegant, rustic designs over stained concrete floors. The lodge features five guest rooms and five and one-half bathrooms and will accommodate up to 18 guests. There are several relaxing and entertainment areas including a pool table, shuffleboard table, and gourmet kitchen and bar. Choke Canyon Reservoir can be seen from a large porch that spans the length of the lodge. A concrete patio leads to a heated in-ground pool. Next to the lodge is a large pavilion with an outdoor kitchen, barbeque pits and a fire pit.

Two guest cabins provide additional accommodations, there is also a foreman's home. A 1,600± barn contains a processing kitchen. A 4,000± square foot shop contains a garage and gun room. Excellent ranch roads provide access to the entire game-fenced property.

There are 20 deer breeding pens and a state-of-the-art climate-controlled deer barn on the southwest corner of the property. Numerous blinds, feeders, and food plots are strategically placed across the ranch. A climate-controlled shooting range with surround sound and cameras mounted on each target can be found below the lodge. And there is also a skeet range stocked with right, left, incoming, outgoing, rabbit and wobble trap throwers.

Several ponds and troughs throughout the Empire Ranch provide ample drinking water to wildlife. A 4,900± foot-deep Carrizo Well with 100 HP pump supplies the ranch and three water storage tanks at approximately 800 GPM.

A MLDP Whitetail deer management program that has been in practice for several years. The Whitetail genetics released onto the ranch creates an outstanding deer herd producing bucks over 200 B&C.

This great ranch has an extraordinary variety of high-protein brush species, thick native grasses, and large food plots, along with the incredible amenities in place creates an ideal South Texas property for your recreational and hunting vision. The Empire Ranch is at the top of its class in South Texas' premier deer hunting ranches.

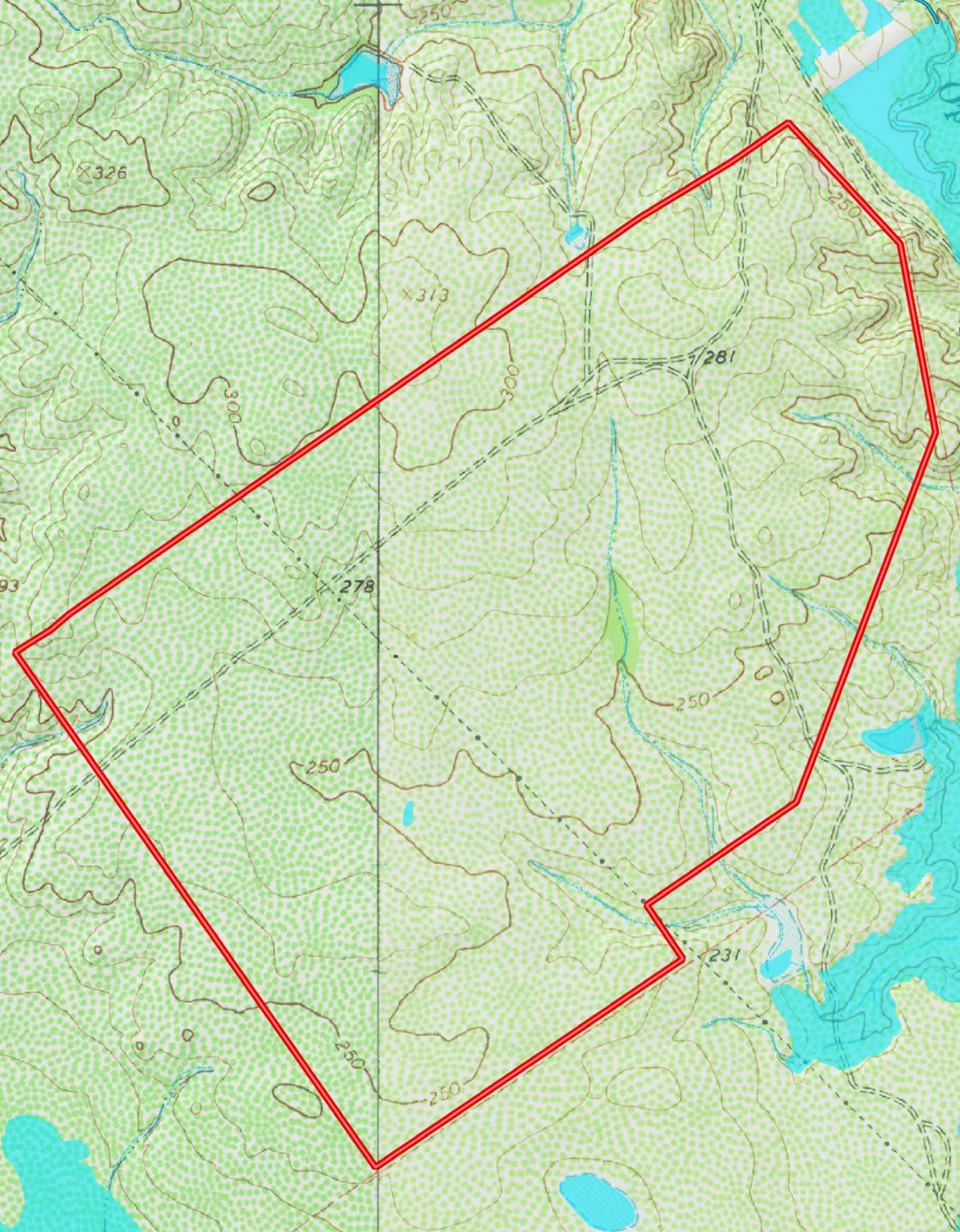




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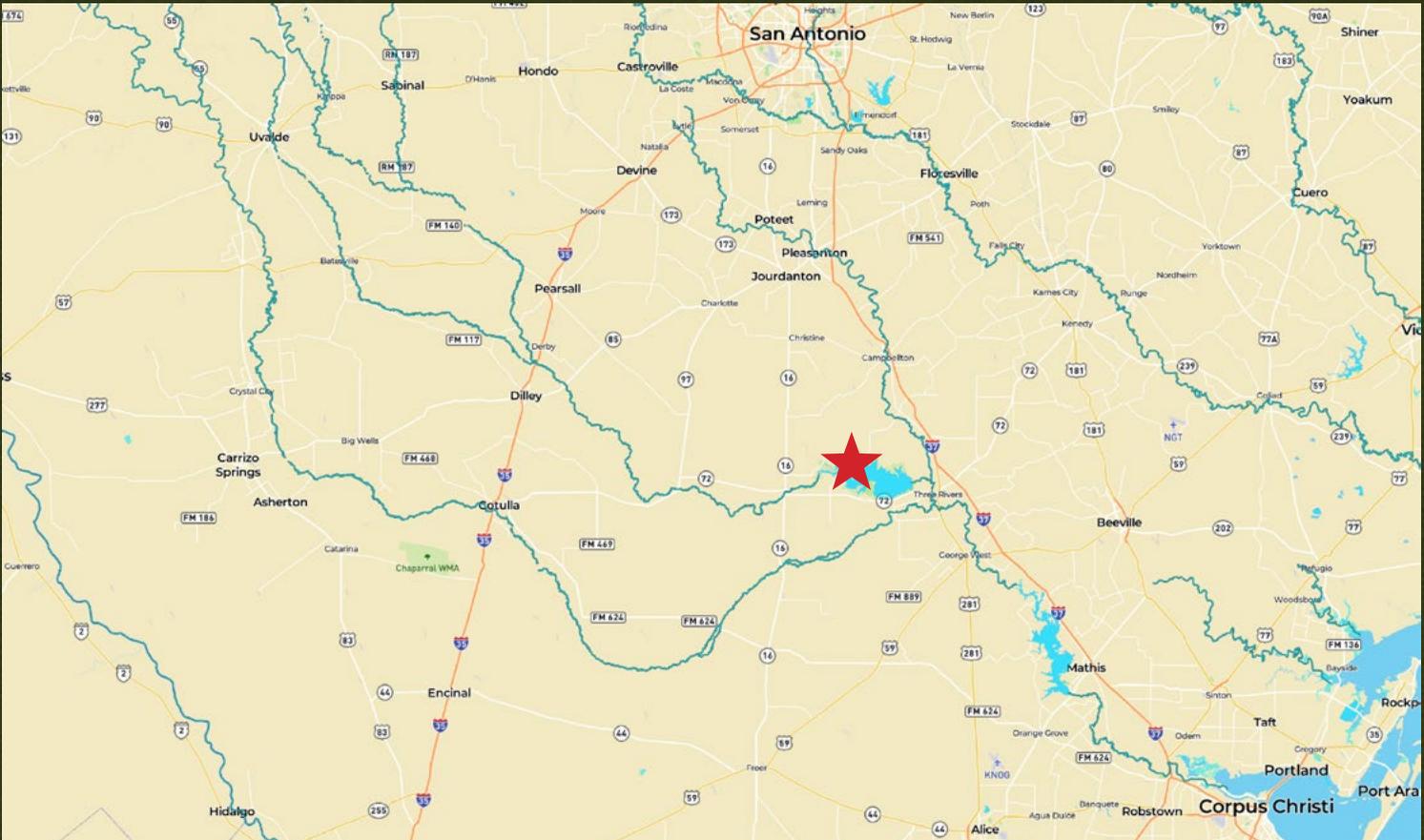
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