Webb County

4,432± Acres

Excellent Whitetail genetics

Features over a mile of the Gato Creek

Five large ponds

Two submersibe wells

Abundant Native Wildlife

Endless Opportunities
An impressive hunting and ranching opportunity awaits the discerning ranch buyer in the ±4,432 acre North Shipp Ranch for sale in Webb County, Texas. The features and long-term quality management of this historic ranch make it a rare jewel. This is the brush country of South Texas at its best, with a diverse mix of mature brush, trees, and grasslands, located within a pleasant rolling topography with long views, and excellent wildlife and livestock habitat.

North Shipp Ranch is the northern pastures of the Historic Shipp Ranch, owned and operated by the descendants of Colonel Evan Belisario Quiros for three generations. It is accessed from and has a mile and a half of frontage along paved Farm-to-Market Road 2895. The drives to amenities in Freer, Hebbronville, and Laredo, with its International airport, are under 40 minutes.

Ranching and hunting opportunities abound on this land as a result of years of focus on good land management practices, large neighboring ranches, and extraordinary flora. The broad diversity of soils from sand, caliche hills, and deep clays, support a unique assemblage of native grasses, forbs, brush and trees, including guajillo, blackbrush, granejo, tasajilla and mature mesquites. Decades of careful land management also provides for a rich diversity of native and improved grasslands.

White Tailed deer populations are tremendous here with excellent genetics. The proximity of brush, water, senderos, and open meadows makes this a deer hunter’s dream. The large lakes are the perfect place for afternoon dove hunts and the open grasslands are ideal for blue quail. In the winter there is a large migratory waterfowl population. Not only has North Shipp been managed and enjoyed for its variety of game species, there are many non-game animals that utilize this diverse habitat: hummingbirds, neotropical songbirds, green jays, and migrating hawks to name a few. Other wildlife seen on the ranch includes bobcat, coyote, fox, javelinas, Texas tortoise, and horned lizards.

There are two deep submersible wells supplying water to several of the five large ponds, ranging in size up to two acres. The wells produce large quantities of water suitable for livestock and wildlife and, with additional treatment, domestic use. The ponds are all completely fenced to control cattle movement, and were recently improved to remove excess sediment. Many have good bass populations for fishing. Wet-weather Gato Creek runs through the center of the ranch for about one and a half miles.

A well-maintained all-weather road system spans the entire ranch, providing quick and easy access to all areas. The ranch is low-fenced on three sides with a new high fence along the north boundary, and interior cross fencing creating multiple pastures. There are several excellent locations for a new headquarters with electricity nearby.

The North Shipp Ranch is an amazing opportunity to create your vision of a spectacular South Texas hunting and ranching paradise.
Complex ranch financing made simple.

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Capital Farm Credit has the flexibility to handle everything from small country purchases to large, complex ranch loans. We provide custom lending solutions with flexible fixed rate options. As a cooperative, we returned more than $750 million back to customers over the past decade. Partner with the premier lender.

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• A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

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• Put the interests of the client above all others, including the broker’s own interests;
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• Answer the client’s questions and present any offer to or counter-offer from the client; and
• Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

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  o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
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AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:
• The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
• Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

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