

Ward Ranch

722± ACRES | WEBB COUNTY, TEXAS



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🇹🇽 3,177± sq/ft ranch house

🇹🇽 Foreman's house

🇹🇽 Storage, barns, cleaning station, and more

🇹🇽 Game-fenced

🇹🇽 Controlled access 30± acre pivoted field

🇹🇽 Two Carrizo wells

🇹🇽 Four ponds

🇹🇽 Improved whitetail genetics





Located approximately 10 miles north of Encinal, Texas is the Ward Ranch for sale in Webb County. This 722± acre property is in the heart of the Golden Triangle and features excellent recreational and hunting opportunities. The ranch is under two hours from San Antonio and about two and a half hours from Corpus Christi.

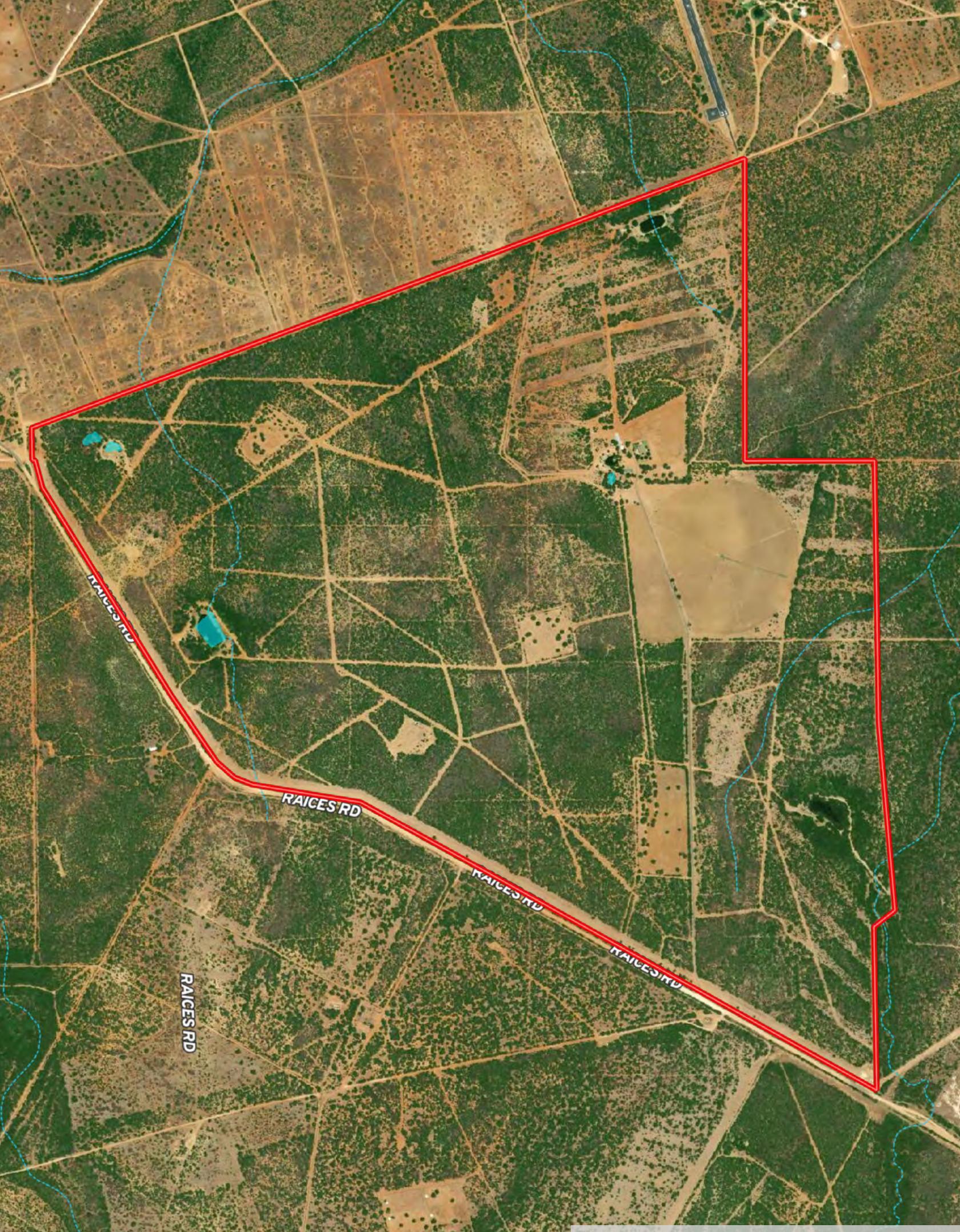
A 3,177± square-foot two-story rock home serves as the headquarters of this great property. The home is comprised of three bedrooms and three bathrooms. Additional improvements on the Ward Ranch include a foreman's house, storage facilities, a pole barn, a cleaning station complete with a walk-in cooler, deer pens, and more.

Two Carrizo wells provide water to the ranch. There are four ponds all of which are filled via water well. One of the ponds has been fully stocked for fishing. There is an approximate 30-acre pivoted field, the field is high-fenced allowing for controlled wildlife and cattle access.

Over 80% of this game-fenced ranch is covered in dense and diverse native brush with new roads and senderos carved out. This excellent brush coverage provides plenty of forage for the abundance of wildlife on the ranch. Several blinds and feeders, strategically placed across the property, will convey with the sale.

The abundant wildlife includes Whitetail, turkey, dove and quail. Improved Whitetail genetics have been released on the ranch. The ranch is MLDP Qualified and has been professionally managed for several years.





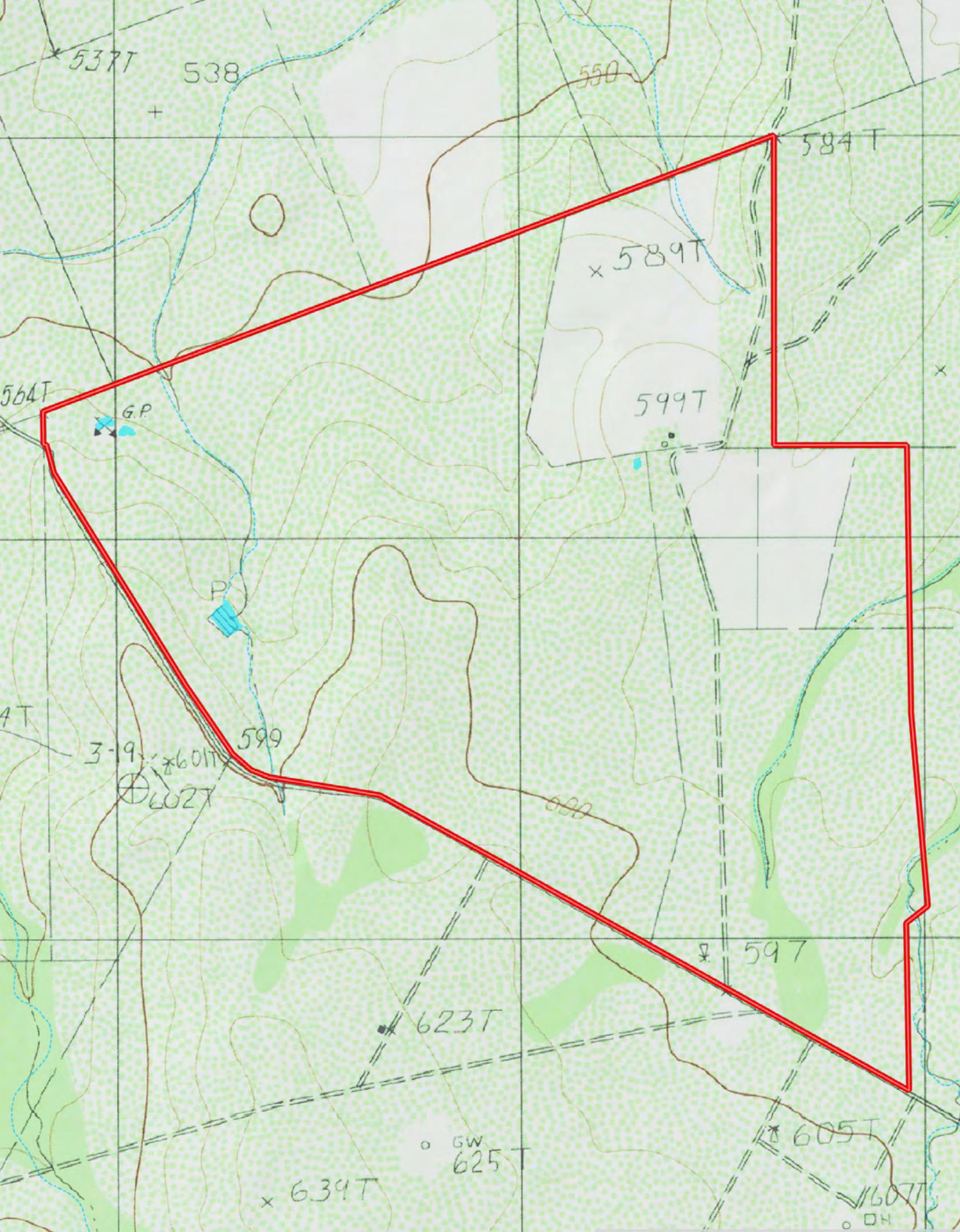
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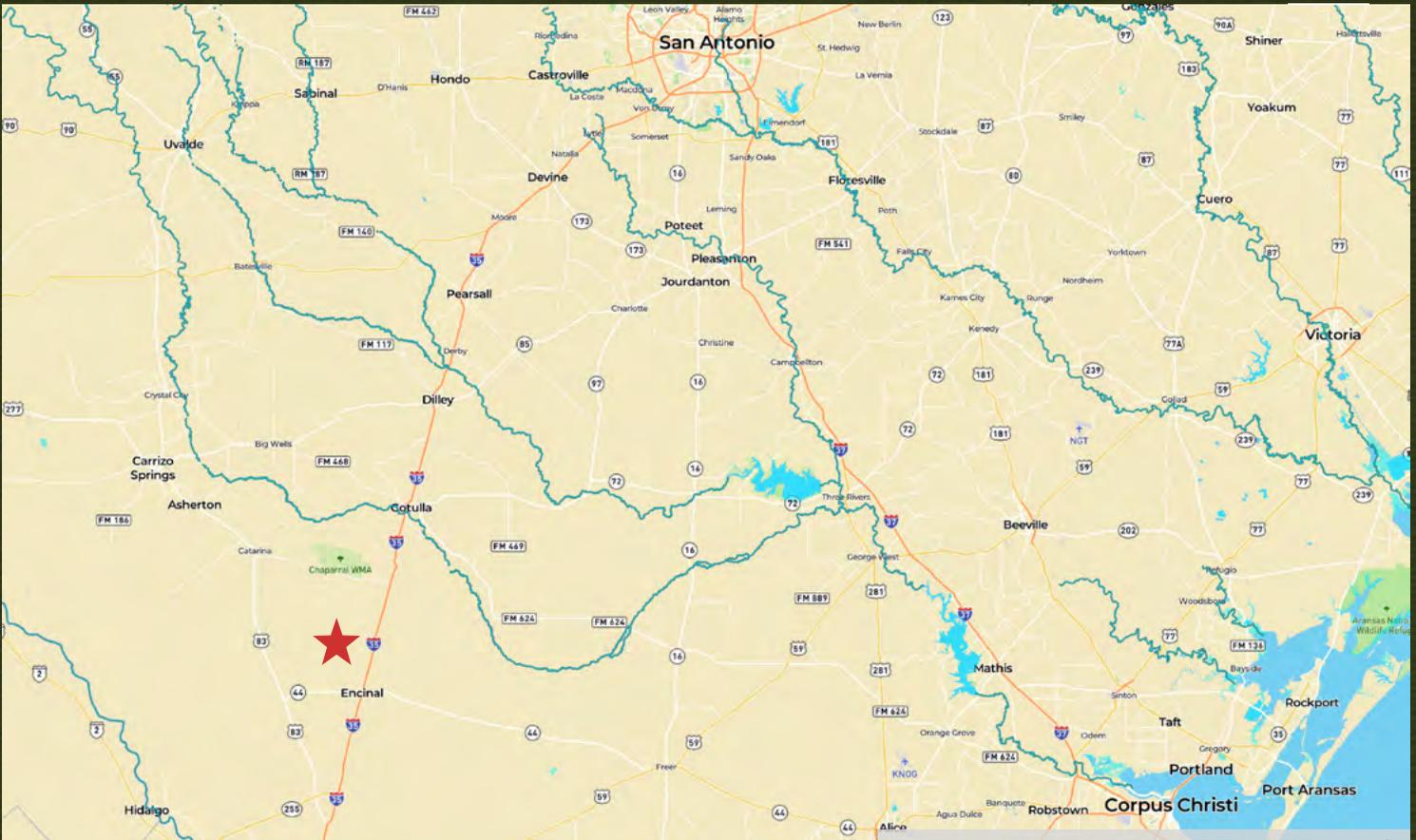
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