

M&D RANCH

1,200± ACRES | VAL VERDE COUNTY, TEXAS



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2000

TEXAS RANCH SALES

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TEXAS RANCH SALES, LLC

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Property Features

- Ozona, Texas
- High fenced & cross fenced hunting ranch
- 3BR/2BA modular house, hunter's cabin, & party room with loft
- Skeet throwing deck, 200± yard shooting range, & covered hay barn
- High-end whitetail genetics & an axis herd
- Numerous hunting blinds & feeders
- Equipment will convey
- Property can be divided





Property Information

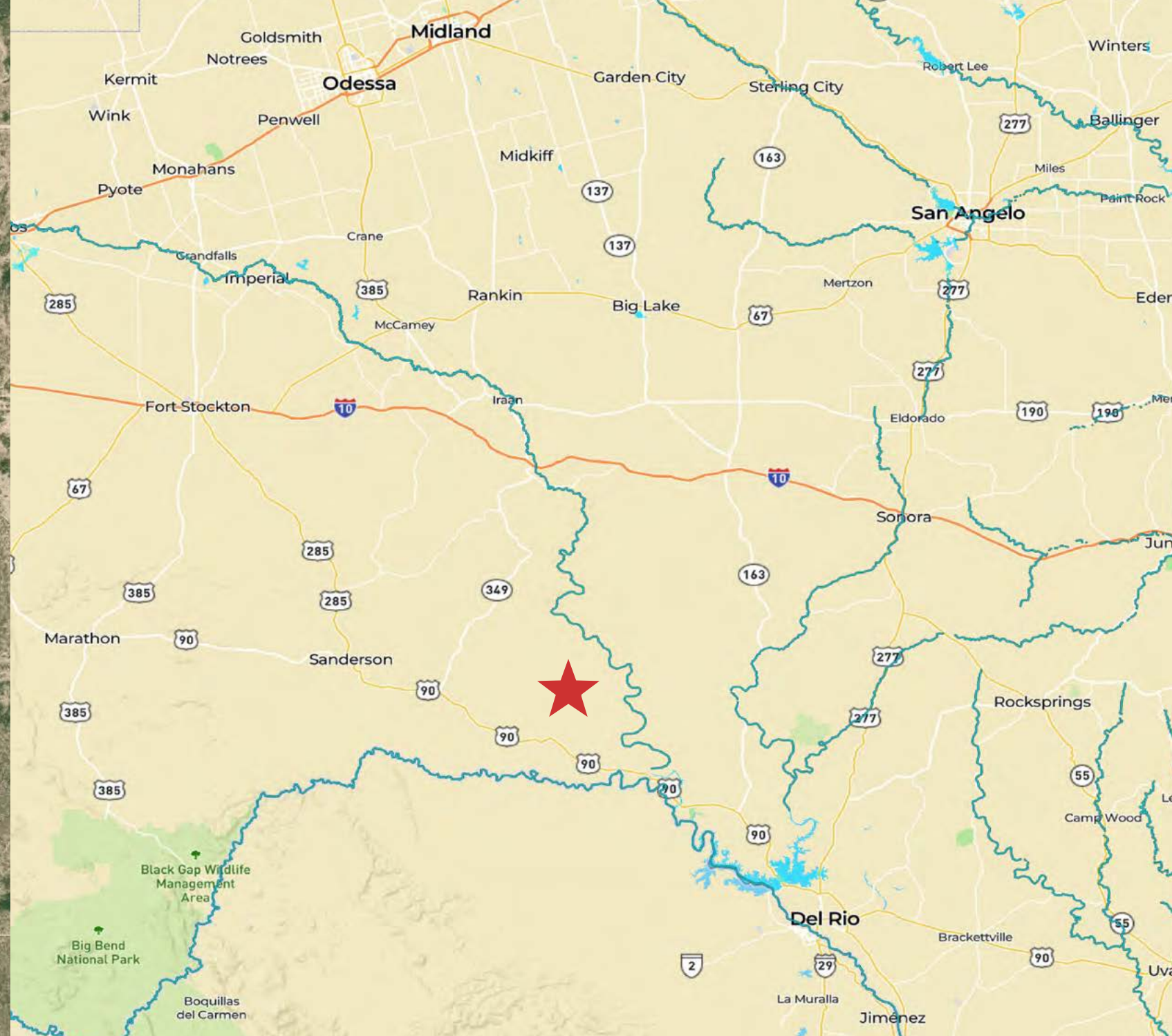
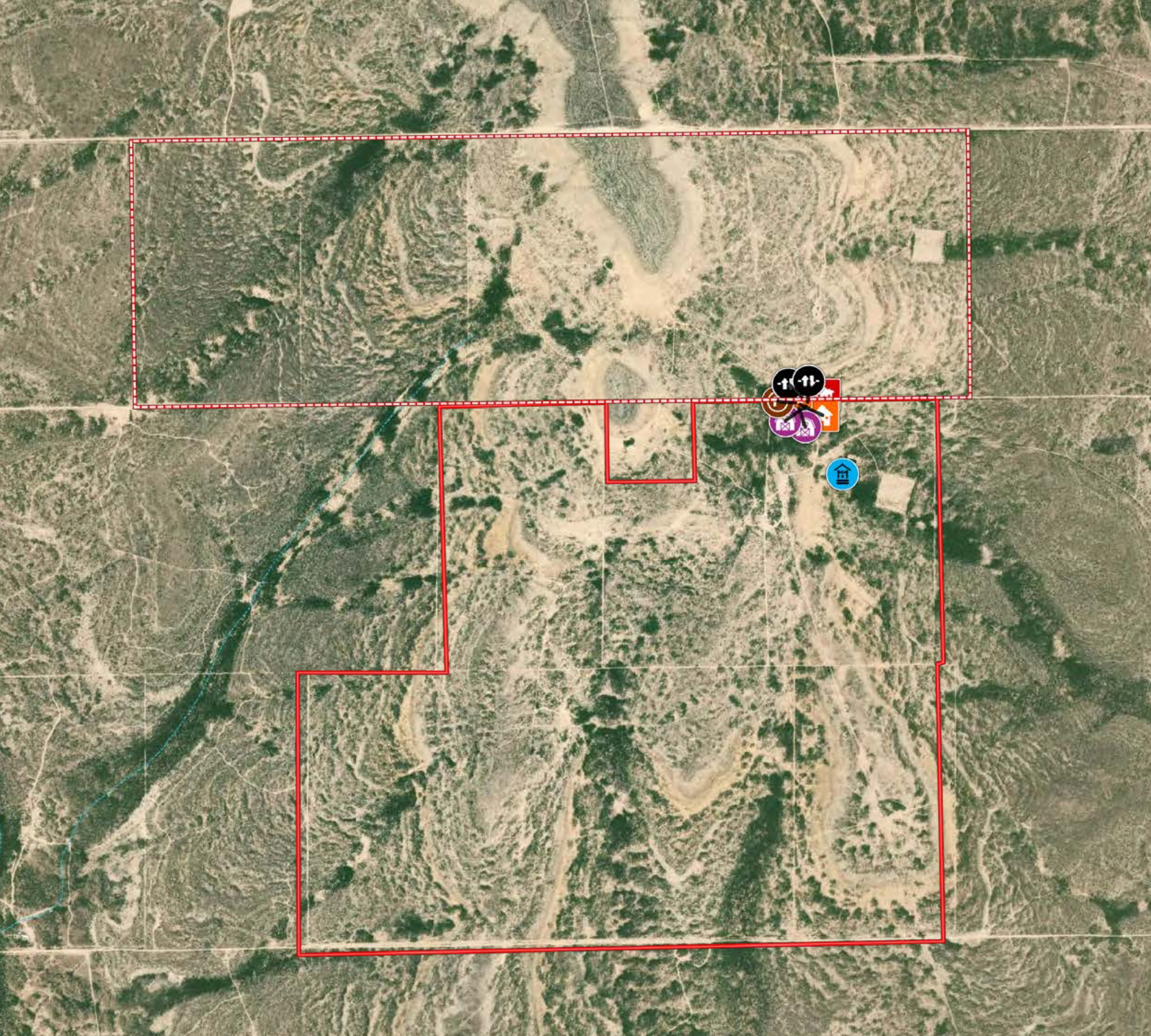
M&D Ranch is a premier 1,200± acre high-fenced hunting ranch in Val Verde County, Texas. Located just outside the charming town of Ozona and conveniently situated within 10± miles of Pumpville, 32± miles of Pandale, and 59± miles of Sanderson, this property is a rare gem for hunting enthusiasts. Spanning an expansive 1,200± acres, this high-fenced hunting ranch offers an unparalleled opportunity to own a piece of Texas paradise teeming with exceptional wildlife, all at a fraction of the cost compared to other regions of the state.

This ranch boasts a thriving population of sizeable whitetail deer and an impressive axis herd. With over 40 high-end genetic doe and 11 bucks released in the past two years, the ranch has been elevated to a prime destination for trophy hunters. Native deer with scores in the 160s have been harvested on this property, showcasing its potential to yield remarkable hunting experiences. The property has been meticulously designed with the discerning hunter in mind. Ten strategically located stands, complemented by protein feeders, cottonseed stations, corn feeders, and hay stations, provide an optimal hunting experience. Whether you're a bow hunter or prefer long-range shots, the ranch accommodates various hunting styles.

Comfortable living accommodations on the ranch include a modern three-bedroom, two-bathroom mobile home built in 2019. Additionally, a separate hunter's cabin and a party room with a loft are run on solar power, ensuring all your needs are met while enjoying the ranch's tranquility. The ranch features a skeet throwing deck and a 200± yard shooting range, perfect for honing your marksmanship skills. A covered hay barn, tractor, ranch truck, feed blower, and a walk-in cooler (cool boy) are included with the property, allowing you to focus on the thrill of the hunt.

M&D Ranch is well-equipped with water sources to sustain the wildlife. A pond on the south side remains full year-round and is supplemented by solar-powered water troughs scattered throughout the property. On the north side, another pond, along with solar and windmill water troughs, ensures an ample water supply to support the ranch's diverse wildlife.

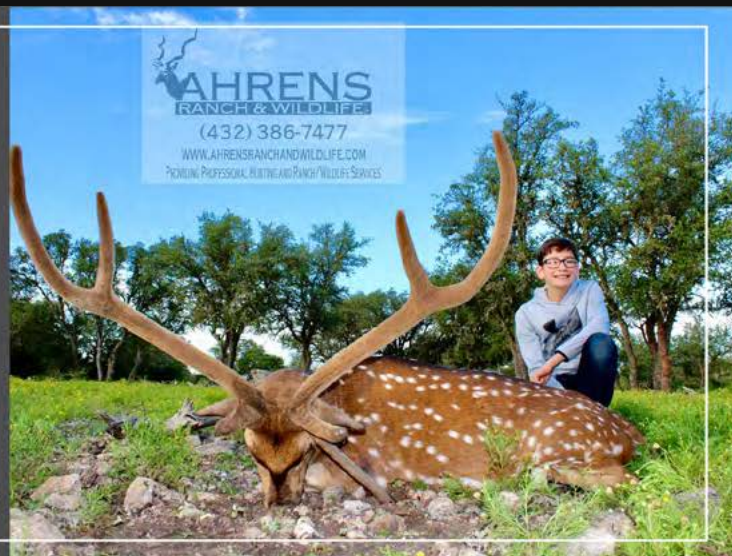
For those seeking a more manageable portion of this Texas hunting paradise, the acreage can be divided.



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Ranch. financing made simple



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