



Jimmy Fuchs, Broker | 210-901-1000

Doak Branch Wildlife Travelway - Call For Price



Property Details

Acres: 60
Price: Call For Price
City: Charlotte
State: Texas
Zip: 78011
County: Atascosa



To contact the agent for this property, call 210-901-1000 or email info@landinvestex.com.

Property Description

Hard to find a nice private family small hunting ranch with unique features in the heart of Texas whitetail hunting country surrounded by similar and larger ranches.

Unique features:

- *Doak Branch and a feeder seasonal creek provide game travelways showing abundant tracks and trails. *Five senderos cut to allow safe simultaneous hunting.
- *Fenced and gated frontage on a private section of county road that is behind a multi owner barrel lock allowing shared access with neighboring land owners.

Other features:

- *Power drop on the east end of the property
- *Good well with pressure tank
- *Quail sighted on the property
- *Excellent wildlife cover with combination of partly open land on the east end and dense brush on the west sendero end.
- *Numerous building sites
- *numerous food plot sites
- *Sandy soil enabling easy clearing
- *A few minutes to Charlotte and 20 minutes to Jourdanton. (Atascosa county seat)
- *East end of the 60 acres is higher than most of the surrounding area and then gently slopes west down to Doak Branch.
- *Ag Exempt

Summary:

This place can be enjoyed as it is or easily improved to make it whatever you want. And you can say that about a few other properties, but wildlife travelways like this cannot be added to another property without mother nature providing the creeks. If you have been looking for a family hunting place, don't let this one slip by. It's special. Call to have a look. Jimmy Fuchs 210-413-3939.







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