

930 Acre High-Fenced South Texas Hunting Ranch
4502 County Road 103
San Diego, TX 78384

\$4,500,000
930± Acres
Duval County



930 Acre High-Fenced South Texas Hunting Ranch San Diego, TX / Duval County

SUMMARY

Address

4502 County Road 103

City, State Zip

San Diego, TX 78384

County

Duval County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

27.953315 / -98.247462

Taxes (Annually)

5204

Dwelling Square Feet

2320

Bedrooms / Bathrooms

3 / 3

Acreage

930

Price

\$4,500,000

Property Website

<https://tricountyrealestate.com/property/930-acre-high-fenced-south-texas-hunting-ranch-duval-texas/80721/>



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PROPERTY DESCRIPTION

Overview

This meticulously managed 930-acre high-fenced hunting ranch in northeastern Duval County offers a turnkey opportunity for the discerning sportsman or investor. The ranch is currently enrolled in Texas Parks and Wildlife MLDP and DMP programs and is intensely managed with feeding, thoughtful brush control, and exceptional infrastructure designed for both comfort and functionality. Whitetail deer, exotics, quail, dove, and turkeys all thrive in this well-balanced ecosystem.

Location

Situated in the northeast corner of Duval County, the ranch lies close to the Jim Wells and Live Oak county lines. It is conveniently located approximately 15 miles north of San Diego on County Road 103. The property is roughly 45-50 minutes from George West and 40 minutes from amenities in Alice, including Walmart, H-E-B, and Walgreens.

Terrain & Vegetation

This ranch offers exceptional diversity in both topography and brush species. Elevations range from 410' to 510', with no floodplain. The eastern portion of the property features mesquite and cactus thickets interspersed with open areas and senderos. The western half transitions to more classic South Texas brush, recently enhanced through extensive habitat management including roller chopping and mulching. The result is a dynamic mix of dense cover and open browse. Multiple soil types support this diversity, from darker creek-bottom soils to sandy loam and caliche hills offering long-range views.

Water Features

The ranch is extremely well watered, with four water wells supporting three ponds and 14 strategically placed troughs:

- Electric Well (Camp): Services the main compound, one pond, and 7 troughs
- Solar Well #1: Feeds a pond and 2 troughs
- New Solar Well (2024): Supplies a pond and 3 DMP pens
- Shared Electric Well: Supports a pond and 2 troughs

Improvements

The ranch is fully perimeter fenced with cleared fence lines. The camp compound is secure and functional, including:

- Main Lodge: Cinderblock construction, front/rear porches, 3-car garage, vaulted-ceiling entertaining room, large kitchen, 3 bed / 3 bath
- Guest House: 2 bed / 1 bath with front porch
- Additional Structures: 12-ton protein silo, covered skinning facility with walk-in cooler, enclosed equipment barn, and 3-sided pole barn

Feeding infrastructure includes 10 timed corn feeders, nine 2-man fiberglass rifle blinds, 9 bow blinds, 1 combo blind, and 11 protein feeders (10 free-choice and 1 timed feeder in camp).

Wildlife

The ranch is home to an abundant population of native and exotic game, including:

-Whitetail Deer (intensively managed under MLDP)

-Exotics: Axis, blackbuck, nilgai, and aoudad

-Quail, Dove, and Turkey

Brush management and strategic food plots (~2.5, ~5.5, and ~7.5 acres) support a sustainable and diverse wildlife population. Three DMP pens (15ac, 18ac, 24ac) in the NW corner hold a current TPWD DMP permit.

Summary

This 930-acre South Texas high-fenced ranch offers a unique blend of thoughtful land stewardship, extensive habitat enhancements, diverse terrain, and top-tier infrastructure. It sells turnkey with all stands, feeders, and household furnishings included, offering exceptional hunting and recreational value. Equipment is negotiable (ask for details). The ranch holds agricultural tax exemption. Whether you're seeking a family retreat, corporate hunting property, or investment-grade ranch, this one is move-in ready and built to impress!

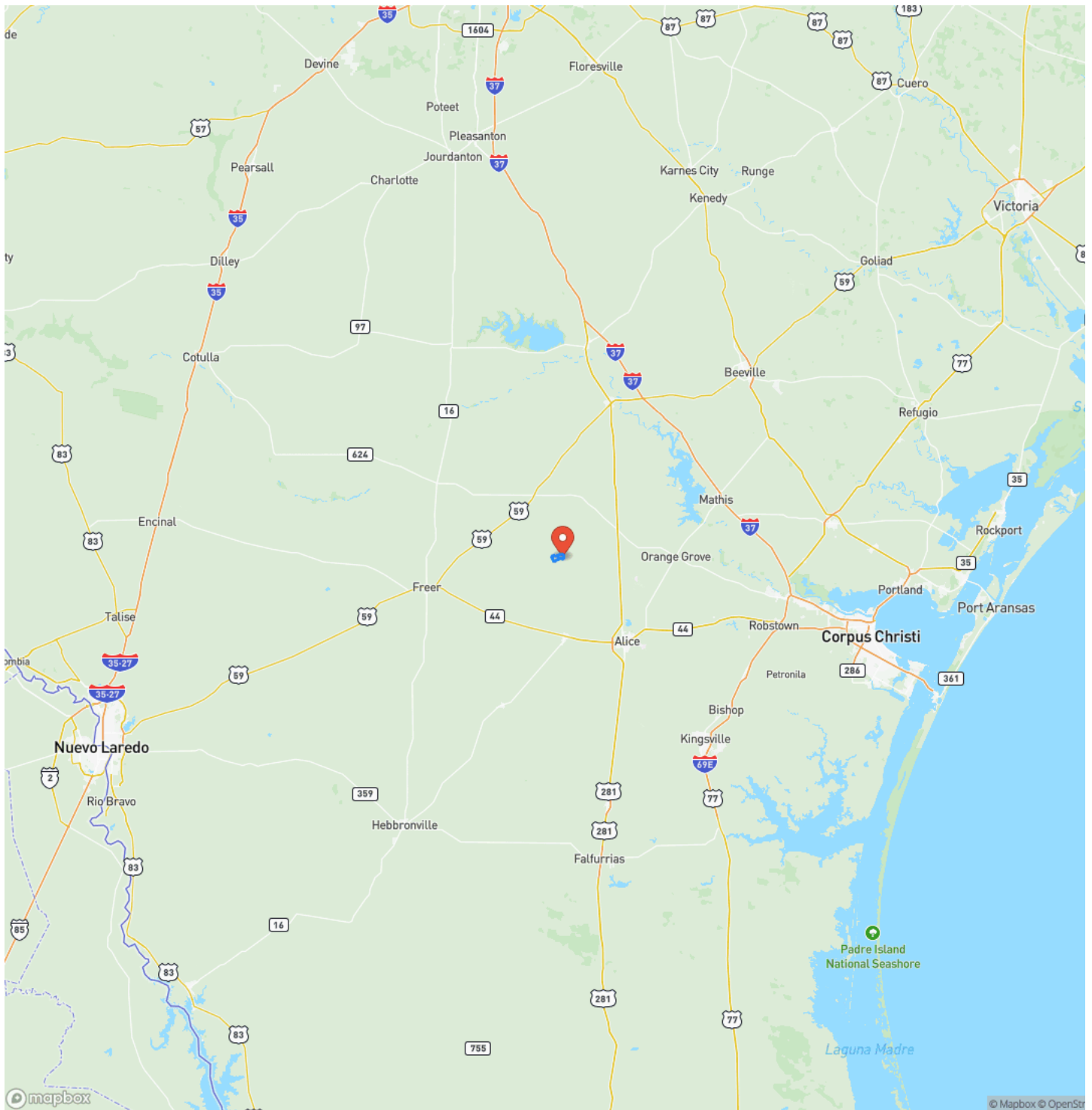
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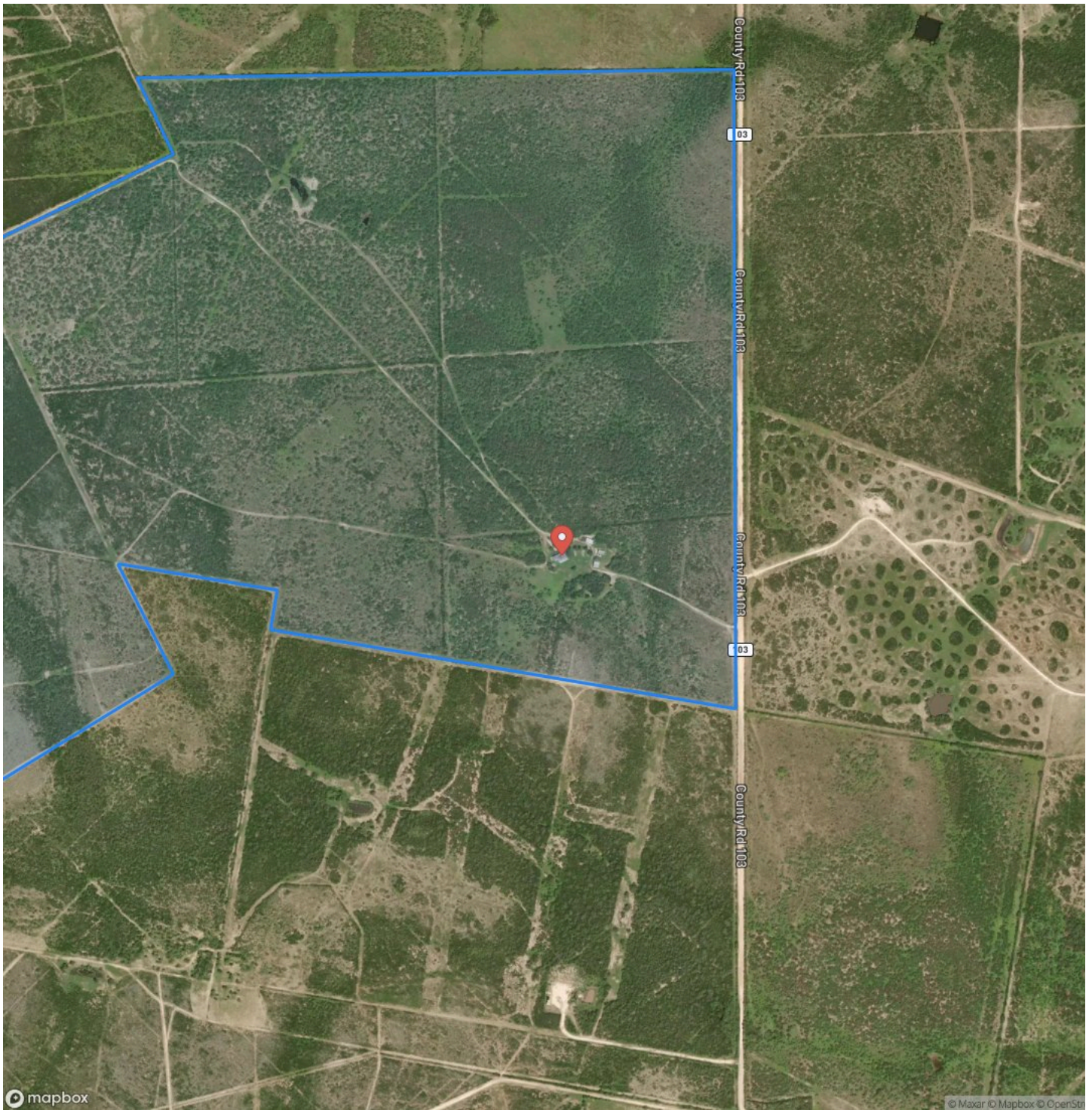
Locator Map



Locator Map



Satellite Map



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