

**Brush Country Ranch**  
TBD Conception  
Conception, TX 78349

**\$1**  
111.140± Acres  
Duval County



## Brush Country Ranch Concepcion, TX / Duval County

### SUMMARY

#### **Address**

TBD Conception

#### **City, State Zip**

Concepcion, TX 78349

#### **County**

Duval County

#### **Type**

Ranches, Undeveloped Land, Recreational Land, Hunting Land, Business Opportunity

#### **Latitude / Longitude**

27.395182 / -98.355447

#### **Acreage**

111.140

#### **Price**

\$1

#### **Property Website**

<https://capitalranchsales.com/property/brush-country-ranch-duval-texas/96015/>



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**PROPERTY DESCRIPTION**

**Overview:**

Brush Country Ranch spans 111.14± acres in Duval County, Texas, and has been cherished as a family property for more than 100 years. This South Texas ranch offers a great opportunity for anyone looking for a recreational property, a raw land investment, or a place to build a private home or weekend retreat. The property reflects the authentic brush country landscape that defines this region and provides the space and privacy needed to enjoy life off the beaten path.

**Location:**

The ranch sits just outside the small community of Concepcion. Benavides and Premont are each 20± miles away, Falfurrias is 25± miles to the northeast, and Kingsville lies 48± miles away. This central location allows for easy access to surrounding towns while maintaining the quiet seclusion of a true South Texas ranch.

**Land:**

The ranch is fully perimeter-fenced, with only the northern boundary in need of repair. The terrain features the classic South Texas Brush Country-mature mesquite, prickly pear, acacia, huisache, and other native shrubs thrive throughout. The soil is a blend of alkaline clay-rich and sandy loam, supporting a healthy mix of brush and grassland. Elevation ranges gently from 290 to 300 feet, creating a level foundation for future improvements. Several established trails provide access across the property, making it easy to explore or develop further. This unimproved land offers a ready canvas for your ranch vision.

**Wildlife & Hunting:**

The ranch supports a variety of native wildlife, including whitetail deer, dove, quail, and turkey, with the occasional hog passing through. The diverse brush habitat makes it ideal for hunting and wildlife observation. Several older hunting blinds remain on the property, offering starting points for setting up future hunting operations or recreational activities.

**Remarks:**

Brush Country Ranch represents a rare opportunity to own a piece of land with deep family history in one of South Texas's most iconic regions. Whether your goal is to hunt, explore, or escape to your own personal ranch on the weekends, this property is ready for you to make it your own. Its size, location, and untouched charm make it an ideal long-term land investment and a true slice of South Texas heritage.

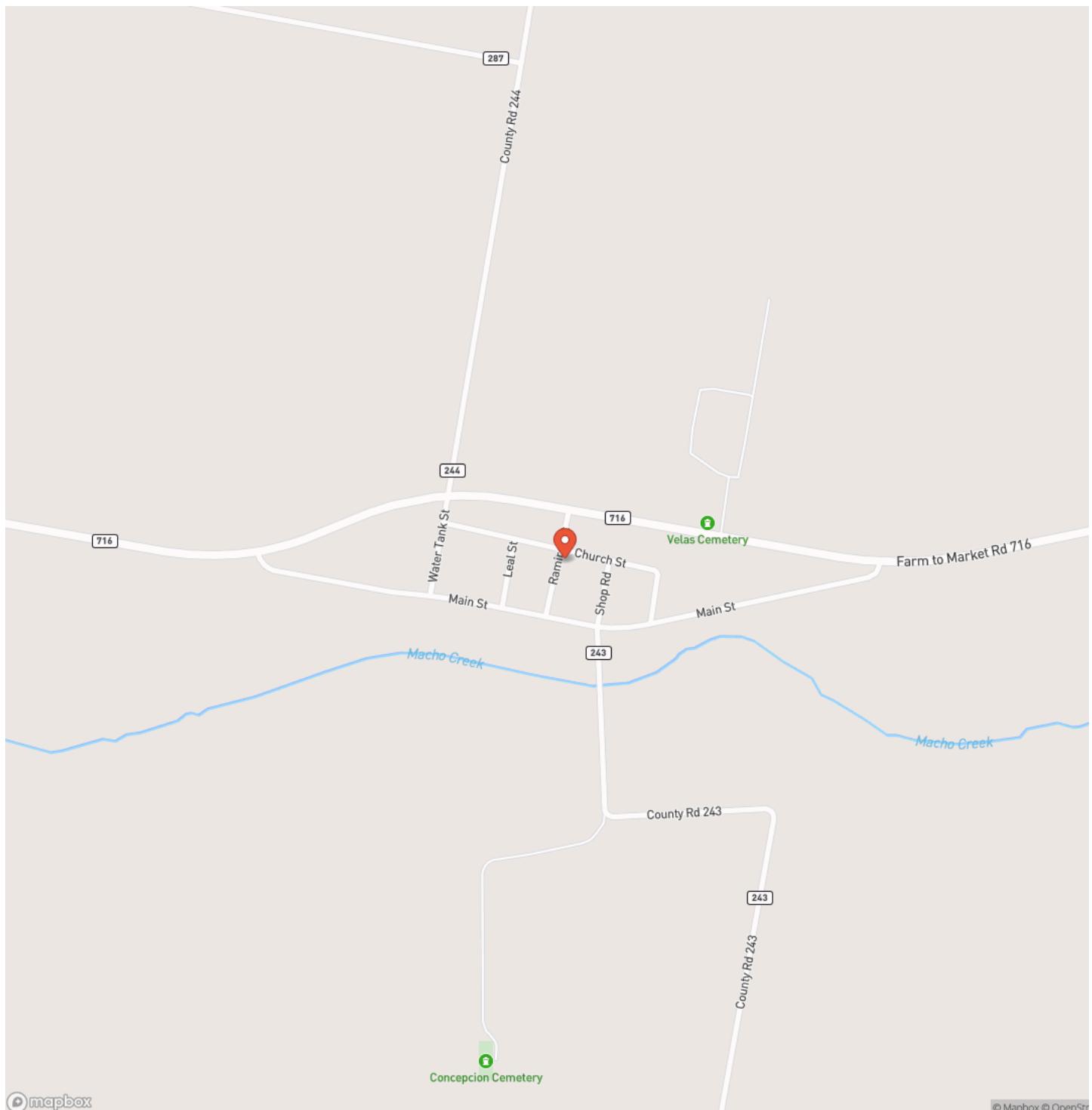


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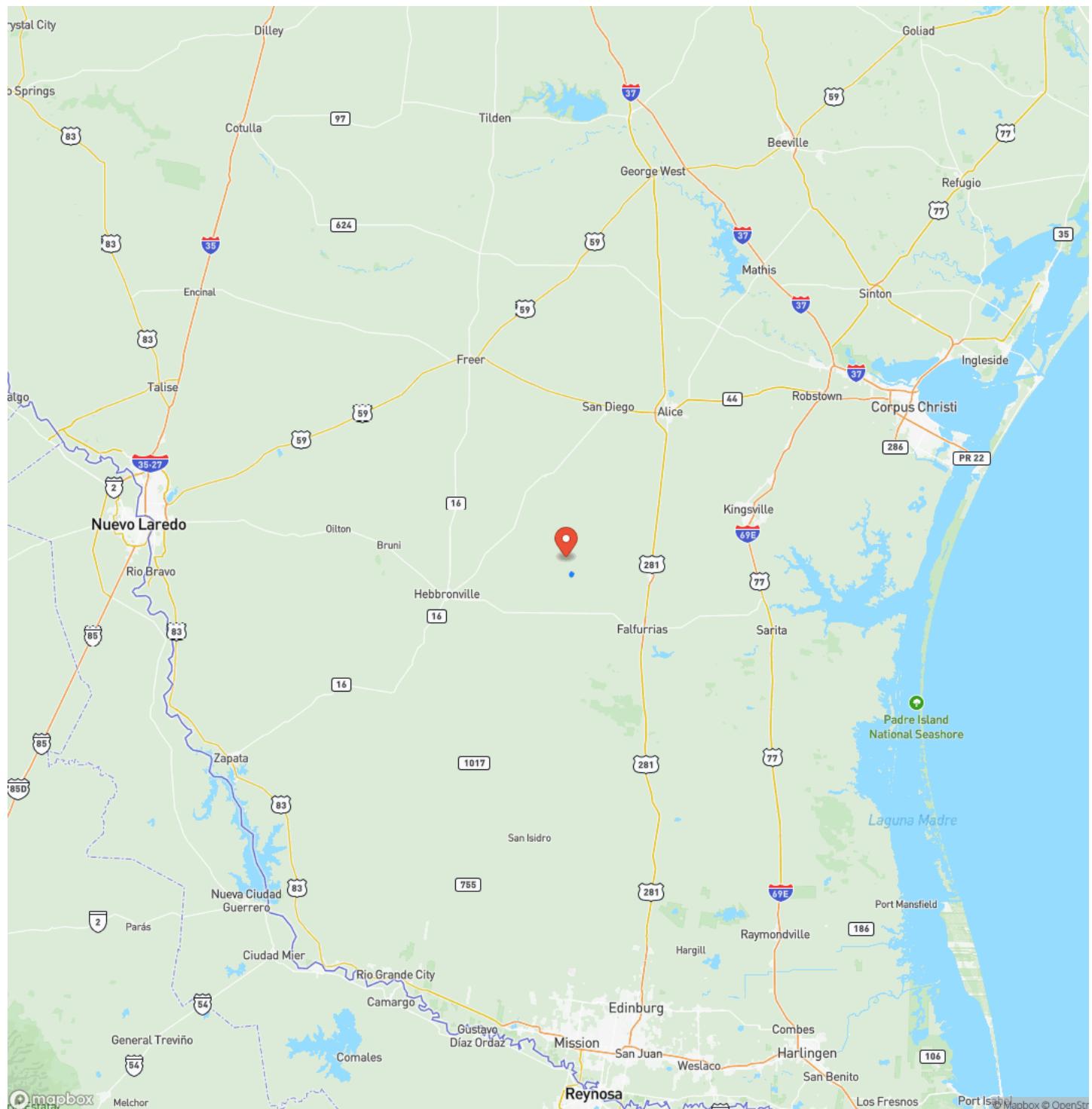
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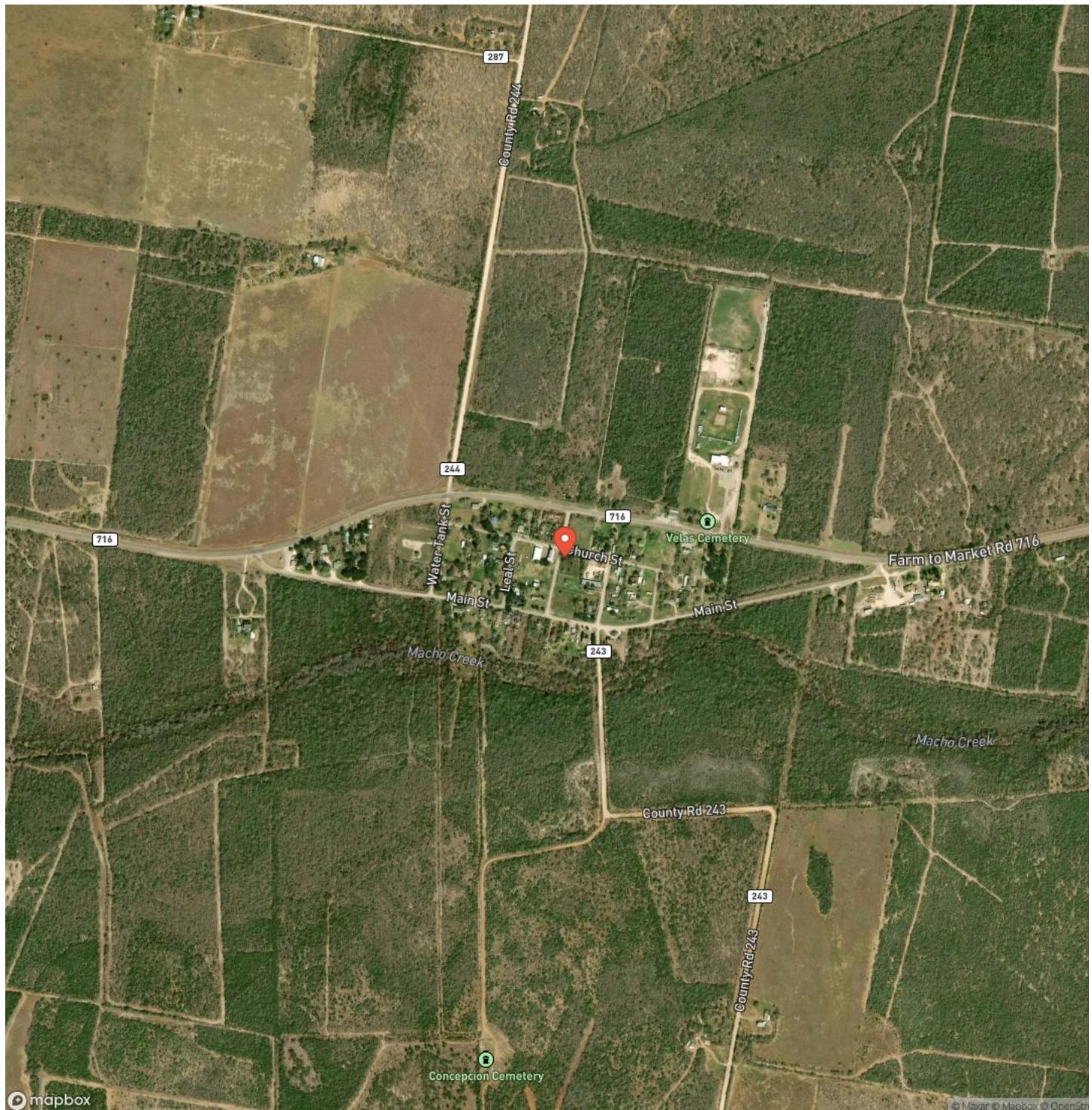
## Locator Map



## Locator Map



## Satellite Map



## **Brush Country Ranch Concepcion, TX / Duval County**

**LISTING REPRESENTATIVE**  
For more information contact:



## Representative

Jonathan McComb

## Mobile

(361) 739-3348

Email

Jonathan@capitalranchsales.com

## Address

**City / State / Zip**

## **NOTES**



## NOTES



## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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