

Brush Country Ranch
TBD Concepcion
Concepcion, TX 78349

\$1
111.140± Acres
Duval County



Brush Country Ranch
Concepcion, TX / Duval County

SUMMARY

Address

TBD Concepcion

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/>



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:

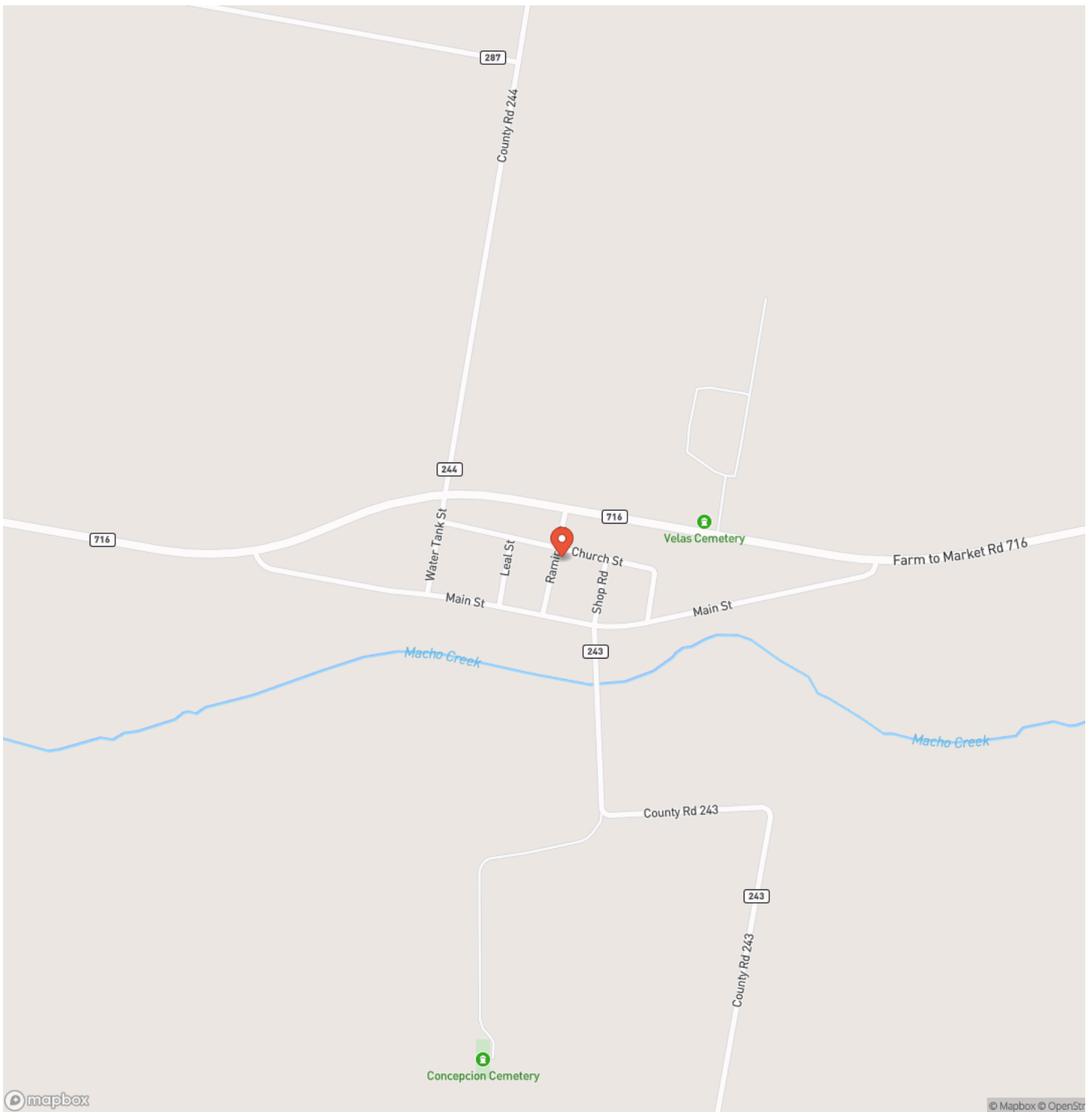
Brush Country Ranch represents a rare opportunity to own a piece of land with deep family history in one of South Texas's most iconic regions. Whether your goal is to hunt, explore, or escape to your own personal ranch on the weekends, this property is ready for you to make it your own. Its size, location,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



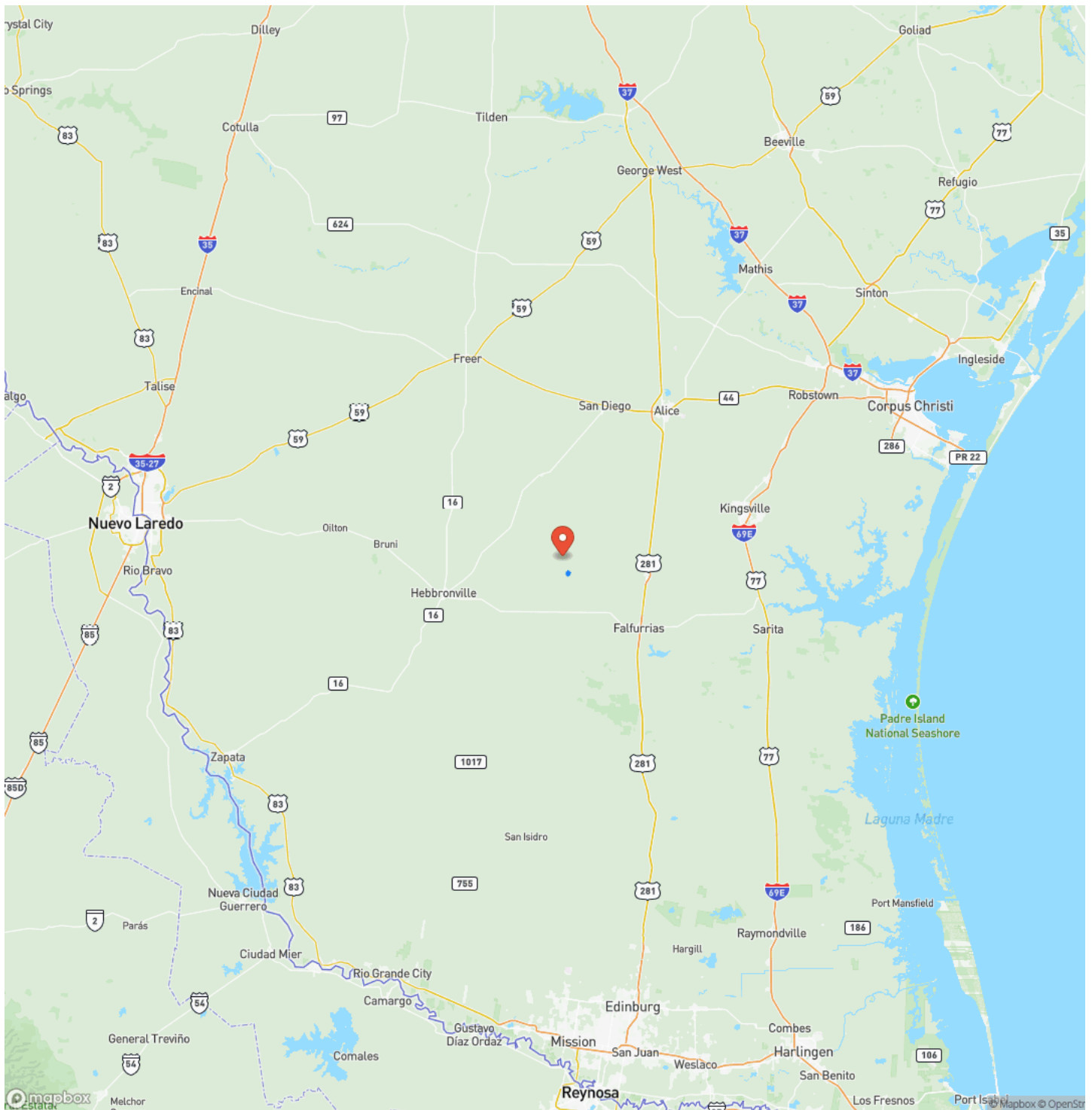
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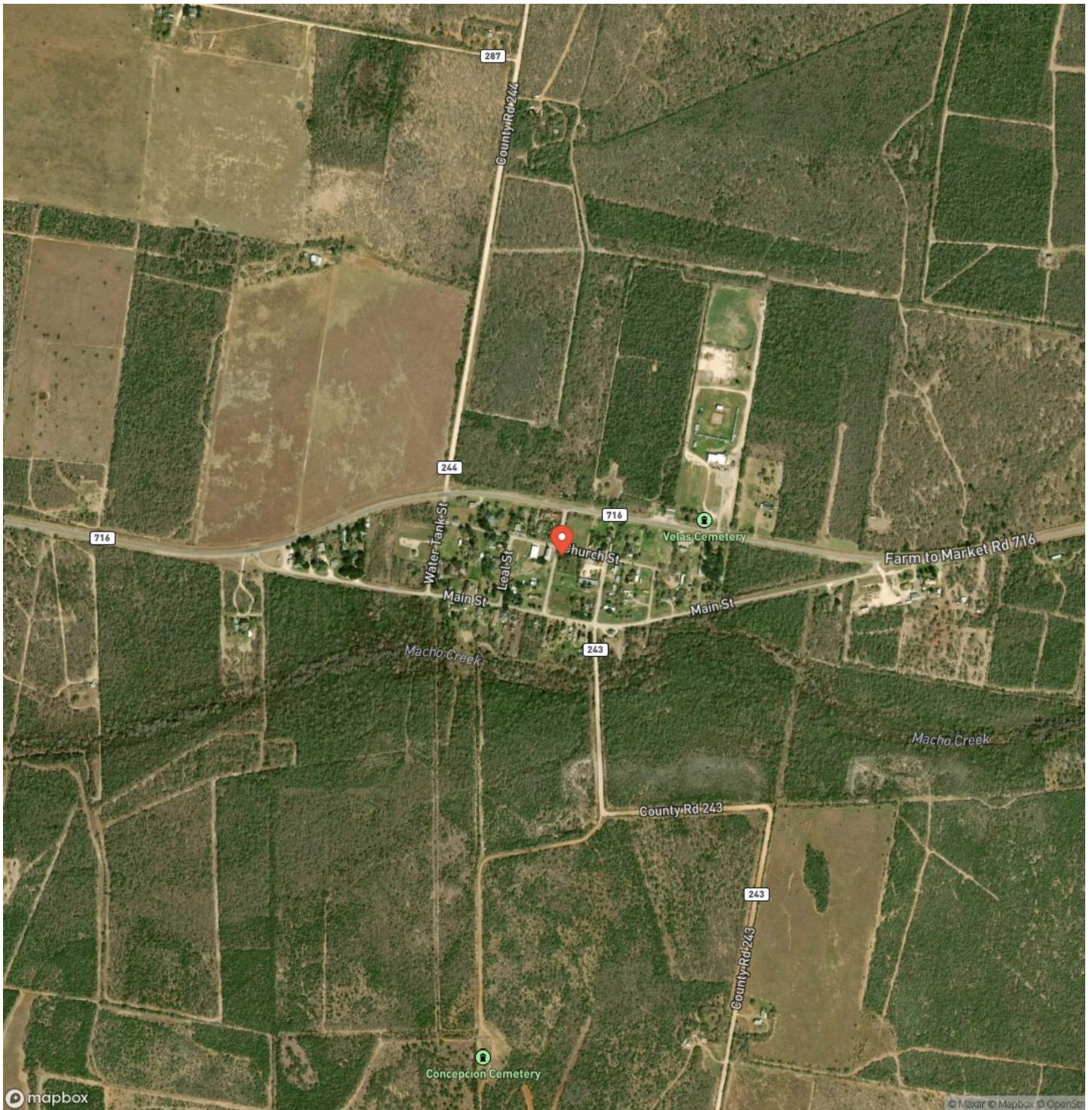
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jonathan McComb

Mobile

(361) 739-3348

Email

Jonathan@capitalranchsales.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
www.capitalranchsales.com

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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