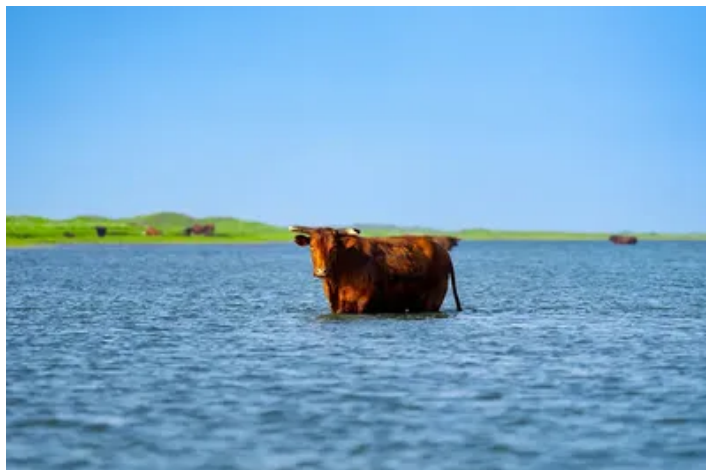


El Cayo Ranch
1118 County Road 2220e
Kingsville, TX 78363

\$2,728,800
416± Acres
Kleberg County



El Cayo Ranch
Kingsville, TX / Kleberg County

SUMMARY

Address

1118 County Road 2220e

City, State Zip

Kingsville, TX 78363

County

Kleberg County

Type

Ranches, Beachfront, Recreational Land

Latitude / Longitude

27.40306 / -97.744128

Acreage

416

Price

\$2,728,800

Property Website

<https://capitalranchsales.com/property/el-cayo-ranch-kleberg-texas/95975/>



PROPERTY DESCRIPTION

Executive Summary

El Cayo Ranch, located across from the King Ranch and on one of the primary branches of Baffin Bay, offers an increasingly rare opportunity to own a ranch of this size in this part of Texas. This beachfront property has been owned and operated by the same family for three generations and presents world-class fishing, wing-shooting, and whitetail hunting opportunities. The land has been utilized for cattle grazing in recent years and with minimal improvements a new owner could create the ideal weekend getaway location. Located just 14 mi South of Kingsville, 13 mi from the Kaufer-Hubert boat ramp, 1 hour to Corpus Christi, 2.5 hours to San Antonio, 3.5 hours to Houston and only a 15-minute drive to the legendary King's Inn.

Wildlife:

Dove, quail, ducks, geese and crane offer outstanding wing-shooting and waterfowl hunting opportunities, while the adequately dense mesquite growth provides cover for whitetail deer, Rio Grande turkey and the occasional nilgai. This part of Texas is also well-known for its birding opportunities with close to 400 distinct species observed.

Habitat:

Typical of ranches in this area, flora on the ranch includes southern live oak, mesquite, prickly pear, blackbrush, brasil, lime prickly ash and Spanish Dagger. Tall bunch grasses located throughout the ranch also provide excellent habitat for the native quail population.

Improvements:

The ranch is fenced and cross fenced into four pastures of roughly equal size. There is one water well with a large, attached pila, and electric service is available onsite.

Access:

Primary access is made via country road FM 2180 with a secondary entrance located on FM 2190.

Water:

One water well with attached pila that supplies water to a large, centrally located water trough.

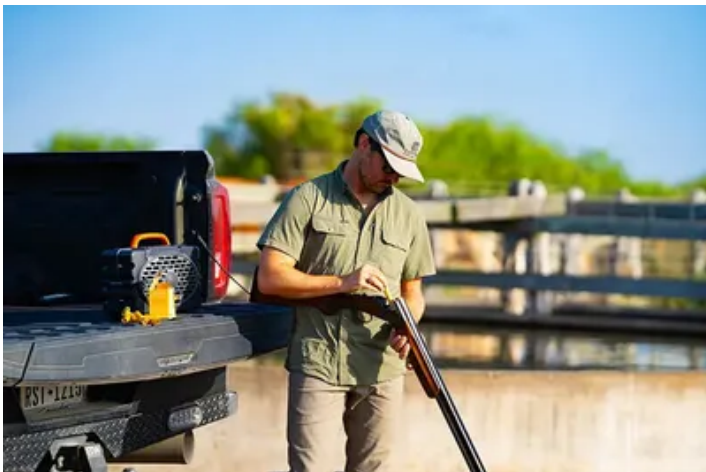
Mineral Rights:

Sellers to retain owned mineral rights.

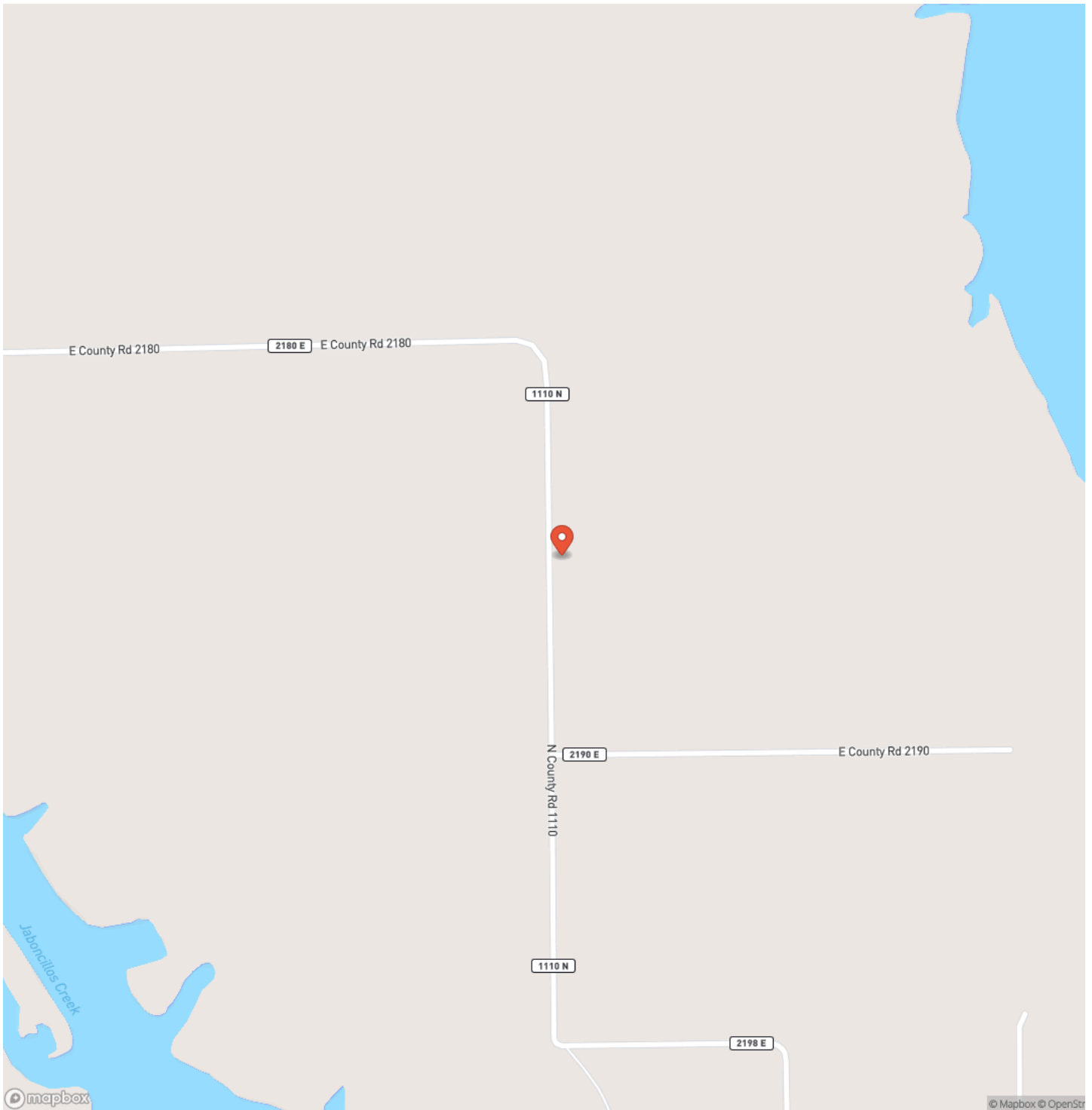
See link to property video and brochure below.



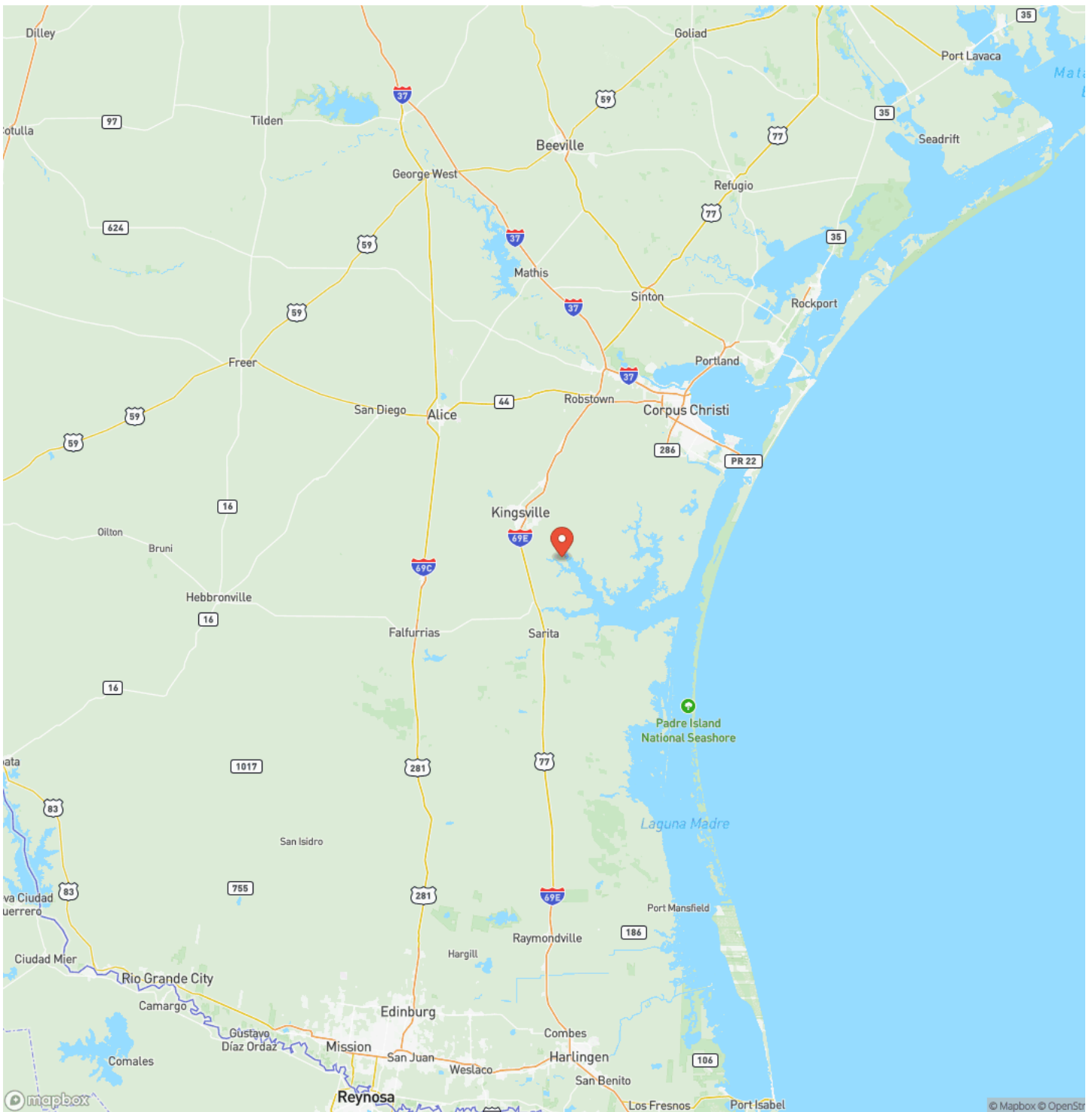
El Cayo Ranch
Kingsville, TX / Kleberg County



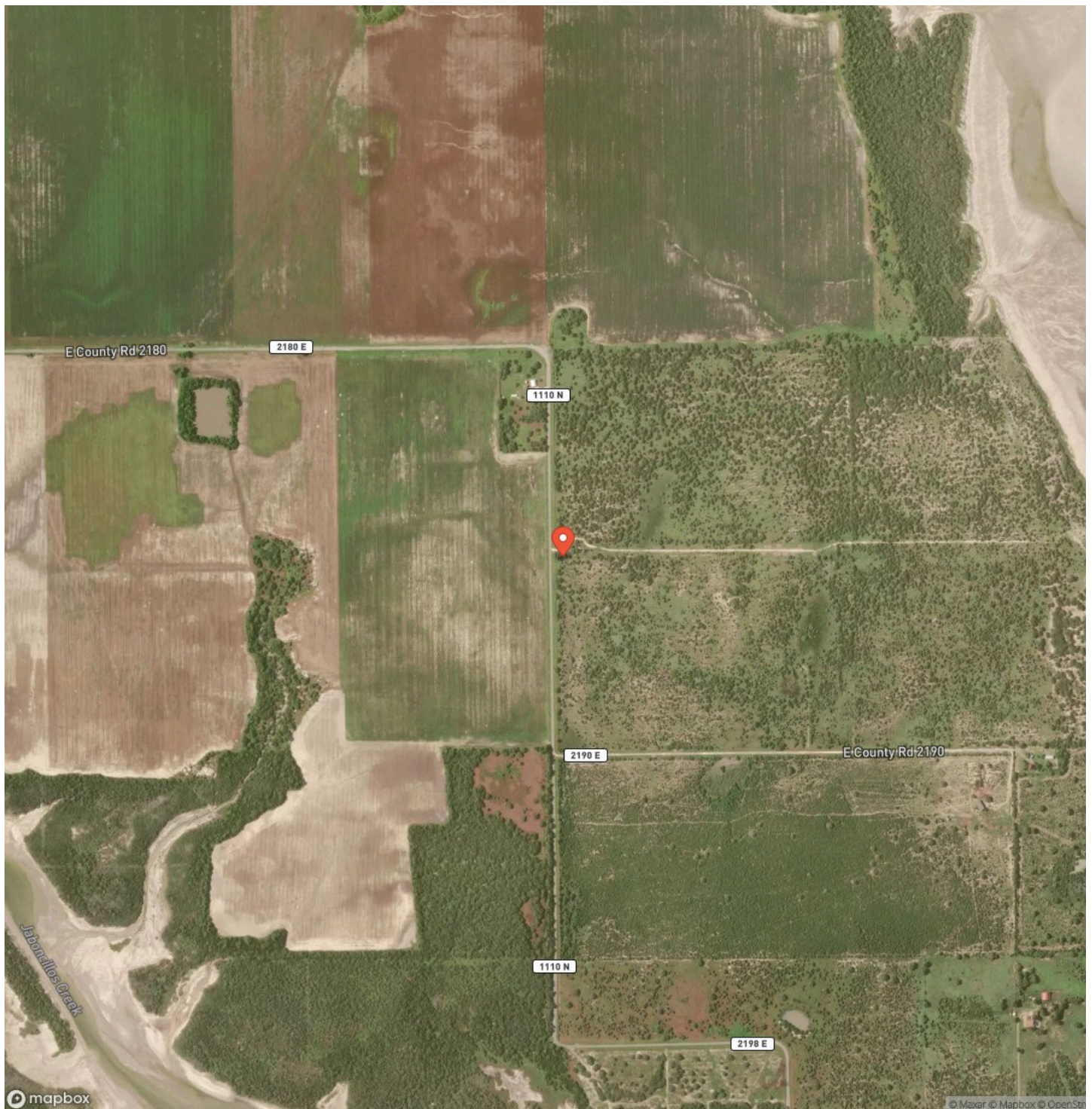
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Tompall Glaser

Mobile

(512) 757-1664

Email

Tompall@capitalranchsales.com

Address

City / State / Zip

New Braunfels, TX 78130

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.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



Capital Ranch Sales
123 N Seguin Ave
New Braunfels, TX 78130
(830) 387-4076
<https://capitalranchsales.com/>

