

# CIRCLE Y RANCH

650± Acres | La Salle County, Texas



**CAPITAL**  
RANCH  SALES

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LOCATED IN THE GOLDEN TRIANGLE OF SOUTH TEXAS

HIGH-FENCED WITH IMPROVED WHITETAIL

HUNTING BLINDS, FEEDERS, & DEER PENS

HEADQUARTERS AREA WITH MANUFACTURED HOME

CLEANING STATION WITH A WALK-IN FREEZER

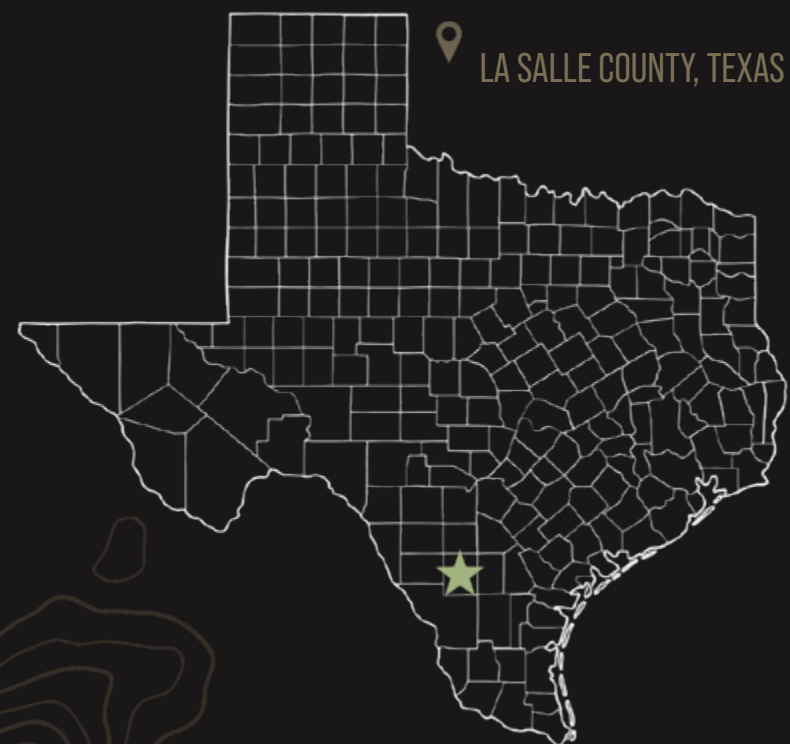
INTERNAL ROAD SYSTEM PROVIDING EASY ACCESS

WATER WELL, WATER PIPELINES, & SEASONAL CREEK

# HIGHLIGHTS

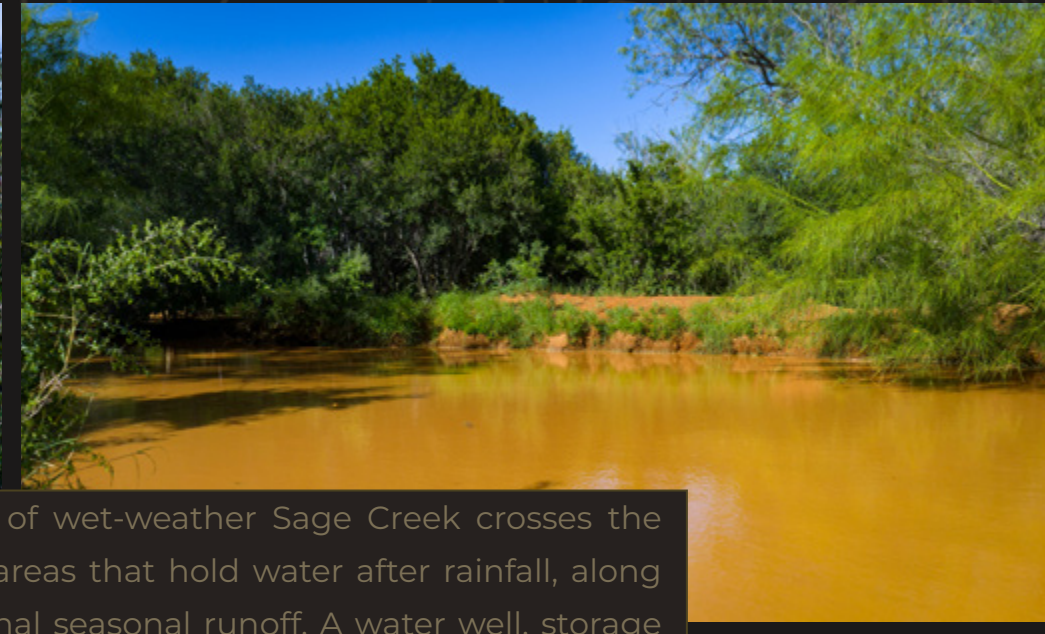
## OVERVIEW

Circle Y Ranch is a well-established hunting ranch located in the heart of South Texas' Golden Triangle. Known for its strong wildlife habitat, improved whitetail genetics, and existing hunting infrastructure, the property is well suited for recreational use, hunting operations, or long-term land investment.

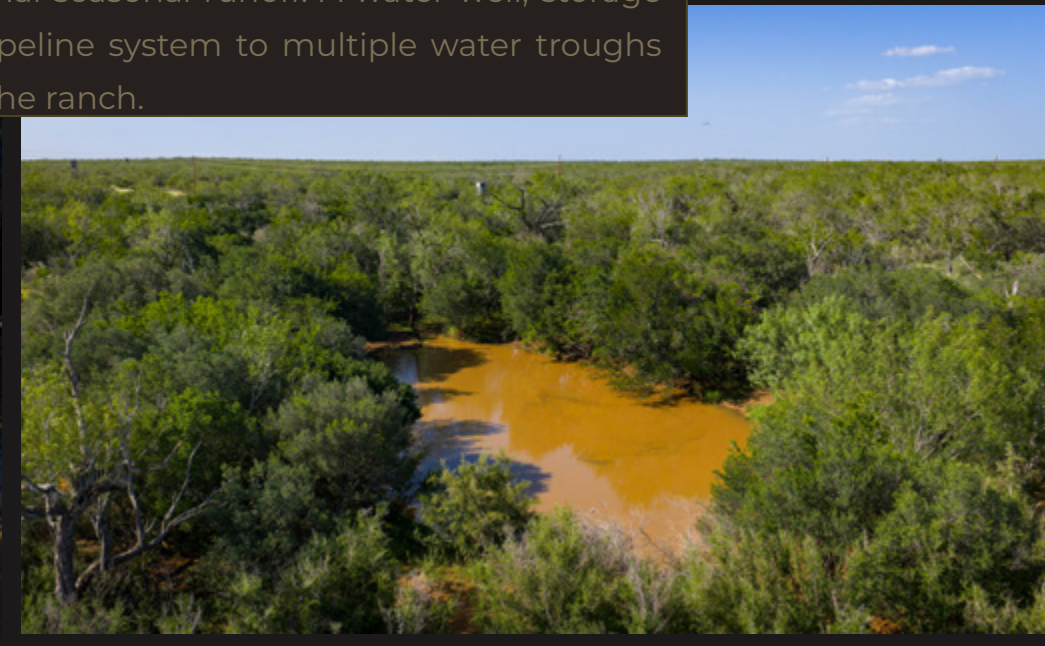




# WATER FEATURES



Over a mile of wet-weather Sage Creek crosses the ranch, with areas that hold water after rainfall, along with additional seasonal runoff. A water well, storage tank, and pipeline system to multiple water troughs also supply the ranch.





# LAND & VEGETATION



The property showcases classic South Texas brush country with a diverse mix of native vegetation including mesquite, blackbrush, guajillo, granjeno, and prickly pear. This habitat is known for its high protein value and ability to support healthy wildlife populations and strong antler growth.





# WILDLIFE & HUNTING



The ranch is high fenced and managed for quality wildlife, including improved whitetail genetics alongside native deer populations. Additional game includes Turkey, Dove, and Hogs. Hunting infrastructure is already in place with blinds, feeders, and deer pens to support wildlife management and recreational hunting.





# IMPROVEMENTS




Improvements include a headquarters area featuring a 3BR/2BA manufactured home under a covered metal roof. Additional features include an established road system, game-cleaning station with walk-in cooler, cattle pens, storage structures, and a frac tank.





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