



# Palma Pita Ranch

TBD CR 214, Falfurrias, TX

63 Acres

**\$199,950**



## HUNTING

## GRAZING

## WATER WELL

## CONVENIENT LOCATION

This affordable 63 acre property of raw land in Falfurrias, minutes from Hwy 281 is great for hunting or cattle. A functional well with windmill and 20' x 6' pila located near the center of the property can offer an exceptional supply of water for the Nilgai, Whitetail Deer, Dove, and Quail that inhabit the property. The property is approximately 60/40 pasture brush providing a good source of grazing grasses for cattle.

The dominant tree species is Mesquite however the shrub layer is very diverse, providing high protein browse for deer. This layer is composed of Granjeno, Guayacan, Lime Prickly Ash, Twisted Acacia, Retama, Spanish Dagger, Prickly Pear, Whitebrush, Tasajillo, and Allthorn. The Grass layer is primarily comprised of Guinea Grass and Trichloris both of which provide great grazing for the Nilgai that frequent the area and livestock. There is a functional water well and windmill with a 20'x 6' pila that consistently stores water. The depth of the well is unknown but all the wells in the area are at least 500'. The property is accessed via 60' wide deeded easement off CR 214. A pipeline easement runs through a small 3 acre portion of the southwest side of the property. Approximately one-third of the property is located in the 100- year floodplain.

Perimeter fencing along the north boundary is in great condition with traditional 5 strand barbwire.

Surface only, No minerals are included. The property is currently qualified under the Agricultural Exemption tax valuation.

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**(512) 496-2566**



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## TREES

Mesquite

## GRASSES

Guinea Grass

Trichloris

## SHRUBS

Granjeno, Guayacan,

Lime Prickly Ash, Twisted Acacia,

Retama, Spanish Dagger,

Prickly Pear, Whitebrush,

Tasajillo, Allthorn

## WATER

Water Well

Windmill

## WILDLIFE

Nilgai

Whitetail Deer

Dove

Quail

## UTILITIES

None

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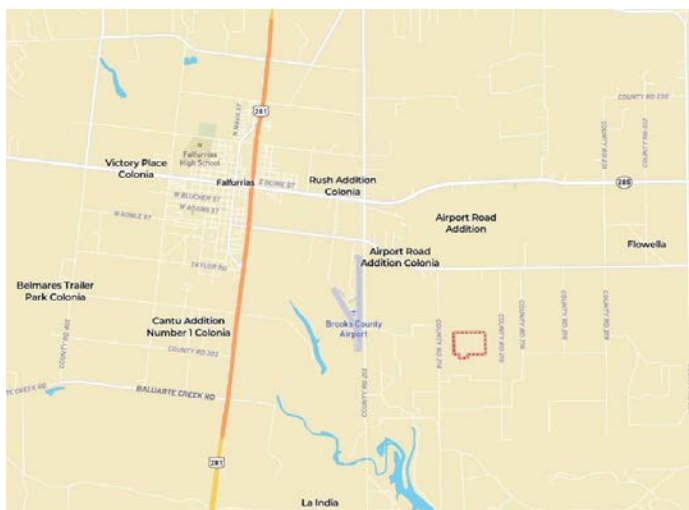
**Kayla Martin**

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## LOCATION

Brooks County

4 miles to Falfurrias

75 Miles to McAllen & Corpus Christi

## DIRECTIONS

From Falfurrias, take HWY 285 West turning right on CR 210. Follow CR 210 taking a left on FM2191 and right on CR 214. Gate is 1 mile on the left. Look for orange flagging on the gate.

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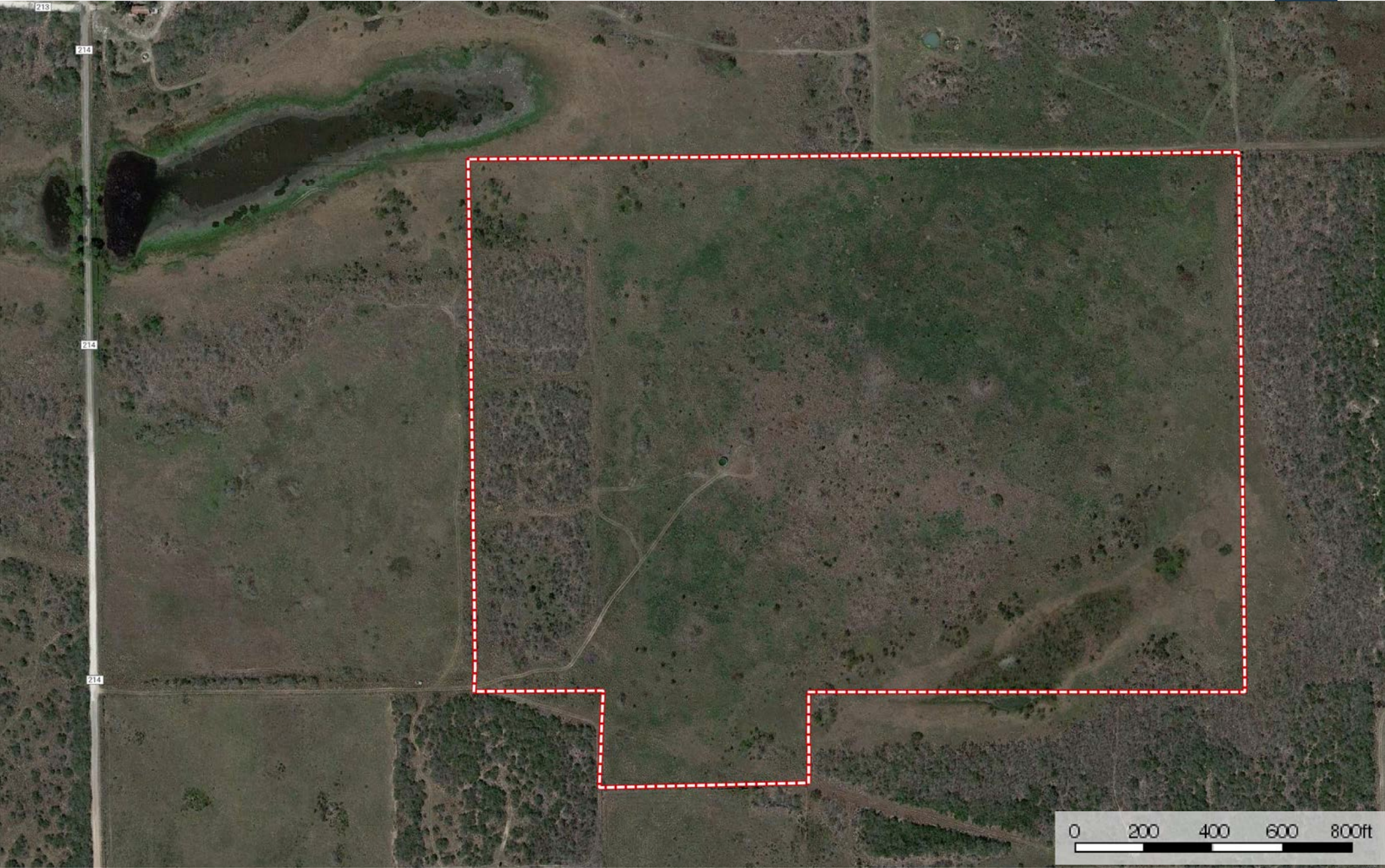
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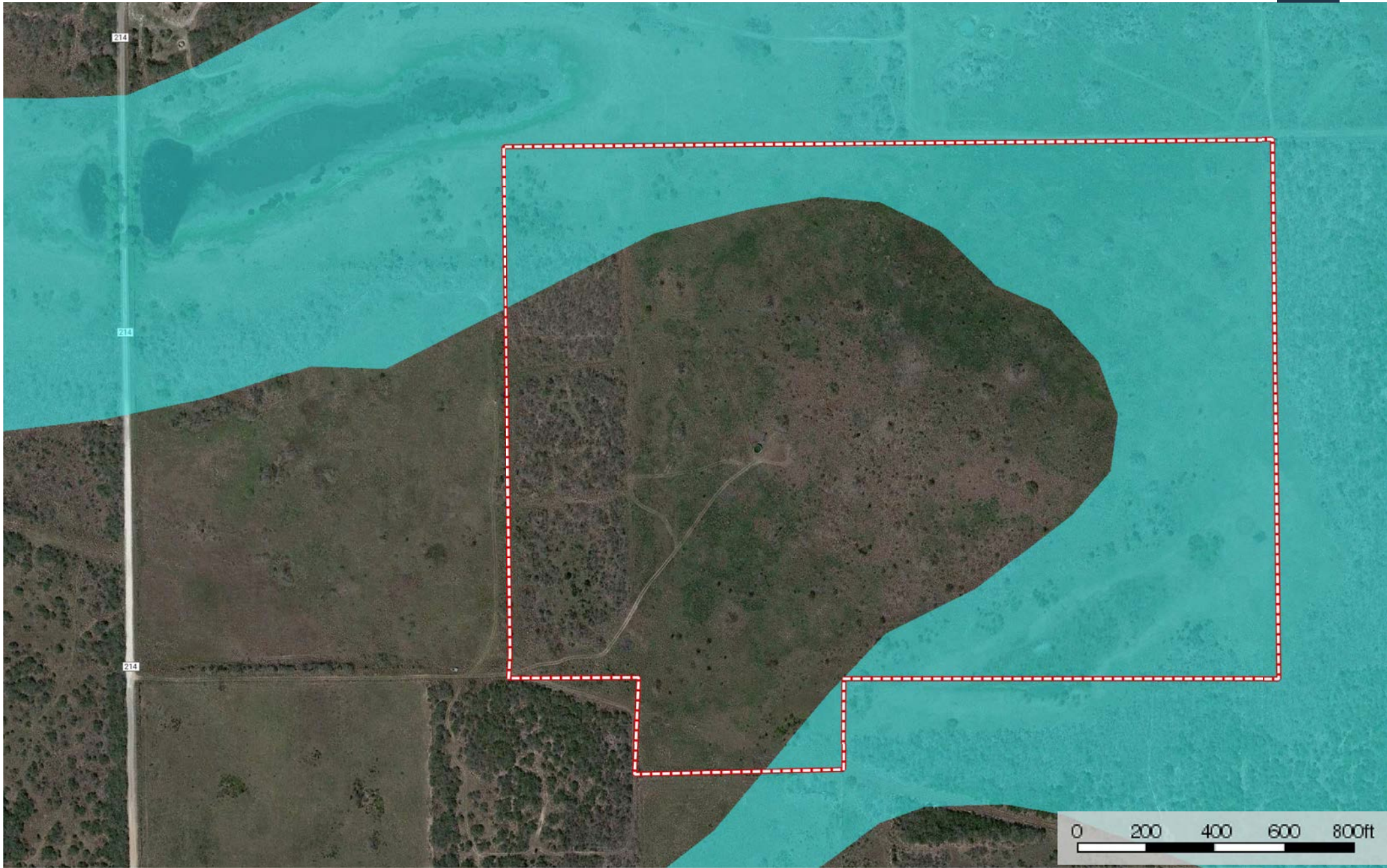
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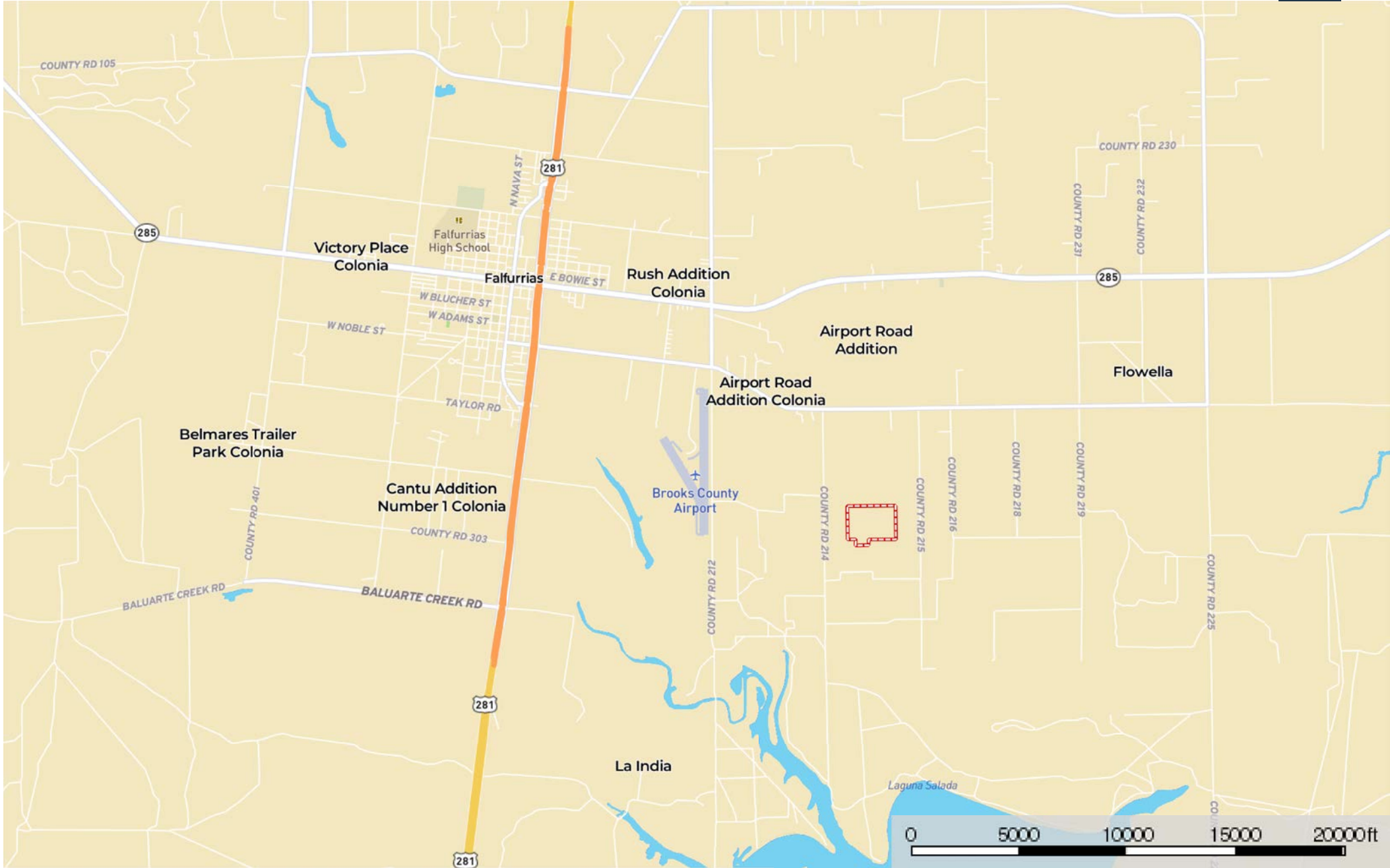
 Boundary







**Location**  
Brooks County, Texas, 63 AC +/-

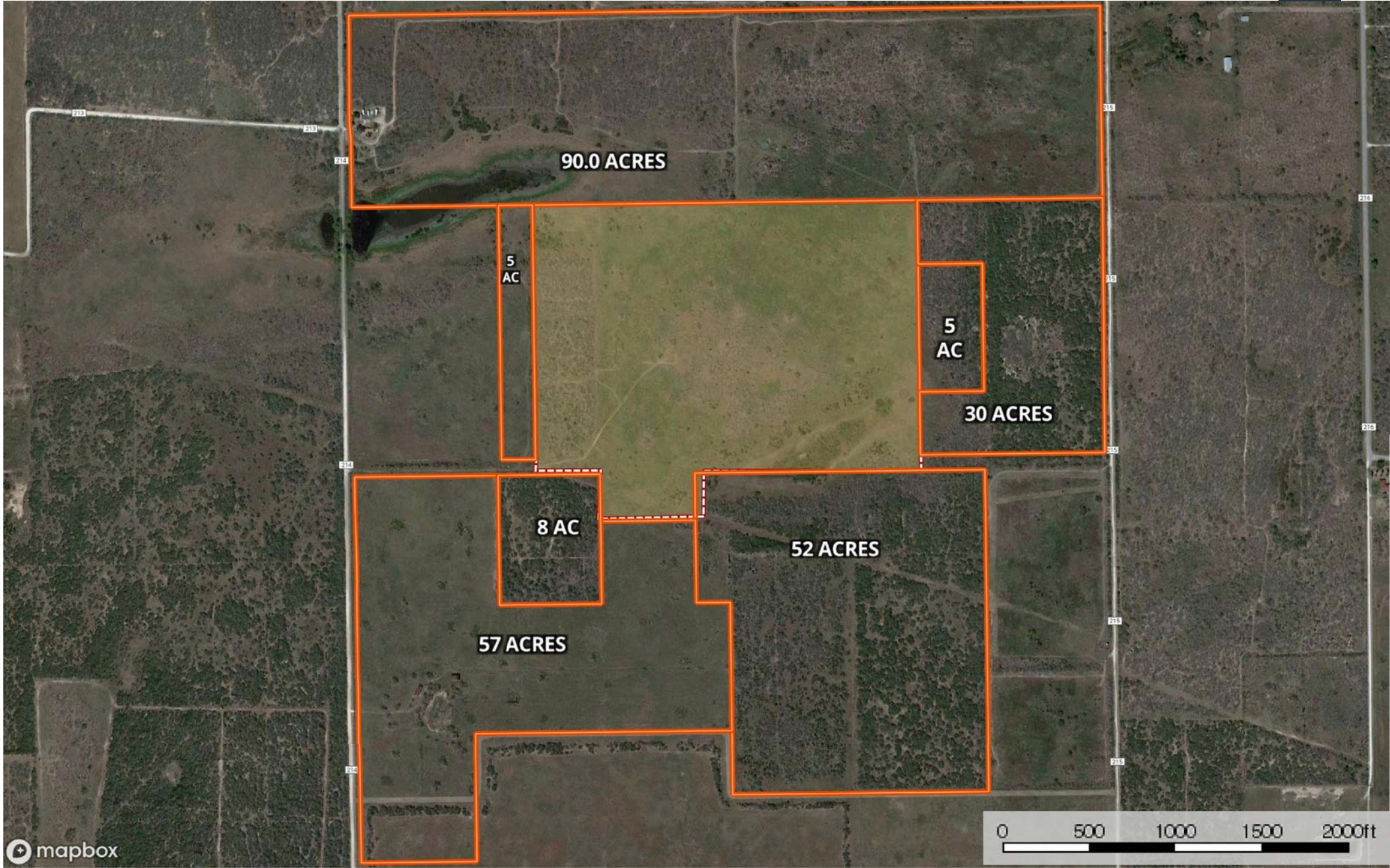



Boundary



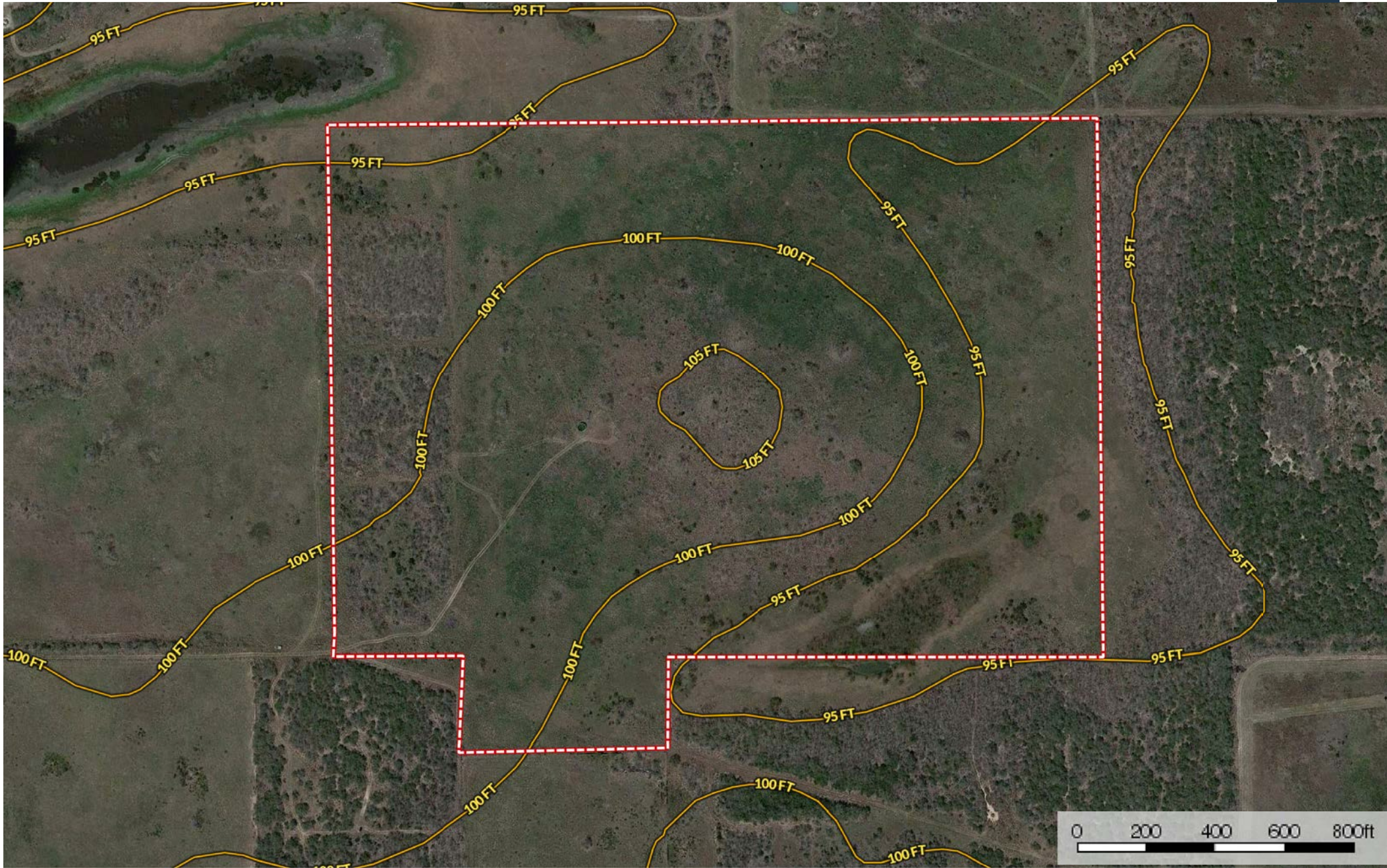
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 Neighbor Boundary       Boundary





 Boundary