

\$1,450,000 - Tbd Los Alamos Rd, Cotulla

MLS® #1706459

\$1,450,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 520.00 Acres

N/A, Cotulla, TX

Welcome to The Windmill Hunting Ranch, a remarkable property situated in the heart of South Texas, specifically in La Salle County, between Dilley and Cotulla. With its prime location less than a five-mile drive from Interstate 35 to the front gate, this 520-acre ranch offers an exceptional opportunity for those seeking an authentic South Texas hunting experience. Boasting a hunting cabin supplied by a water well and generator, strategically cleared senderos, and a rich family legacy, this property is a true haven for outdoor enthusiasts. Land: The Windmill Hunting Ranch encompasses a captivating landscape characterized by classic South Texas brush. The mostly level yet rolling terrain, abundant mature trees, and diverse native vegetation create an idyllic environment for wildlife. Selective clearings and senderos have been thoughtfully placed throughout the ranch, ensuring easy access for hunting and property enjoyment. Water: Water is a precious resource on The Windmill Hunting Ranch, with two solar powered water wells in place. One of the solar wells serves the hunting cabin, ensuring a reliable water supply for your comfort and convenience. Additionally, there is a nearby pond, enhancing the overall beauty of the property and providing a water source for the surrounding wildlife. The second water well is located near the center of the ranch to provide maximum coverage for wildlife. These water features play a crucial role in attracting and sustaining a diverse array



of native South Texas wildlife. **Wildlife:** Renowned for its quality whitetail habitat and genetics, the area surrounding The Windmill Hunting Ranch is alive with abundant native wildlife. The ranch's low fence allows for the free-ranging movement of whitetail deer. In addition to whitetail deer, the property is home to turkey, hogs, javelina, quail, bobcats, fox, coyote, road runner, rabbit, and dove. This ranch is perfect for the hunting enthusiast who craves that classic south Texas whitetail experience. **Improvements:** The Windmill Hunting Ranch is equipped with multiple hunting blinds and feeders purposefully placed throughout the property. A well-appointed hunting cabin, supplied by a water well and set up to run on a generator, ensures a cozy retreat after a day spent exploring the ranch. The thoughtful enhancements and meticulous management of the property by the same dedicated family for decades exemplify the care and attention given to preserving its natural beauty and enhancing the overall hunting experience. The Windmill Hunting Ranch presents a rare opportunity to own a pristine piece of South Texas land in La Salle County. With its ideal location, abundant wildlife, diverse vegetation, and well-maintained hunting amenities, this 520-acre ranch offers an unparalleled hunting experience. Embrace the rich family legacy, explore the strategically cleared senderos, and immerse yourself in the untamed beauty of South Texas. Don't miss your chance to own The Windmill Hunting Ranch and create a lifetime of memories in this captivating slice of paradise.

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1706459
List Price	\$1,450,000

Sale Price	\$1,350,000
Sale Date	February 2nd, 2024
Bathrooms	0.00
Acres	520.00
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Sold

Community Information

Address	Tbd Los Alamos Rd
Subdivision	N/A
City	Cotulla
County	La Salle
State	TX
Zip Code	78014

Amenities

Utilities	Other
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School Information

District	CALL DISTRICT ISD
Elementary	Call District
Middle	Call District
High	Call District