



Mockingbird Hill Ranch is 39.01 acres and is located in Northeast Duval County. The ranch has a 168 square-foot (12 wide & 14 long) fully furnished rustic cabin with air conditioning and a lovely outdoor patio to sit on and watch the sunsets. A new earth pond has been dug to attract local wildlife, including but not limited to whitetail deer, hogs, javelinas, turkey, quail, dove, and bobcats. The ranch is covered in your typical South Texas brush and mesquite trees with nice senderos throughout the ranch.

**Location:** O County Road 104 San Diego, Texas 78384.

**County:** Duval County.

**School District:** San Diego ISD.

**Directions:** – 60 miles from Corpus Christi, 90 miles from Laredo, or 120 miles from San Antonio.

**Hunting:** Tons of wildlife, including whitetail deer, turkey, feral hogs, bobwhite quail, dove and more.

**Fencing:** The property is fully fenced; three sides are low fence, and the back side is high fence.

**Water:** Brand new water well on-site.

**Electricity:** Electric meter is on the property through Nueces Electric Company .

**Septic:** The property needs a septic system.

**Taxes:** Property is under AG Exemption.

**Easements, Pad Sites, or Pipelines:** None.

# Sales Price: \$229,900.00

***\*Be sure to ask about military, educators & first responders discounts.***