

# BERCHER RANCH

969 Acres | Duval County



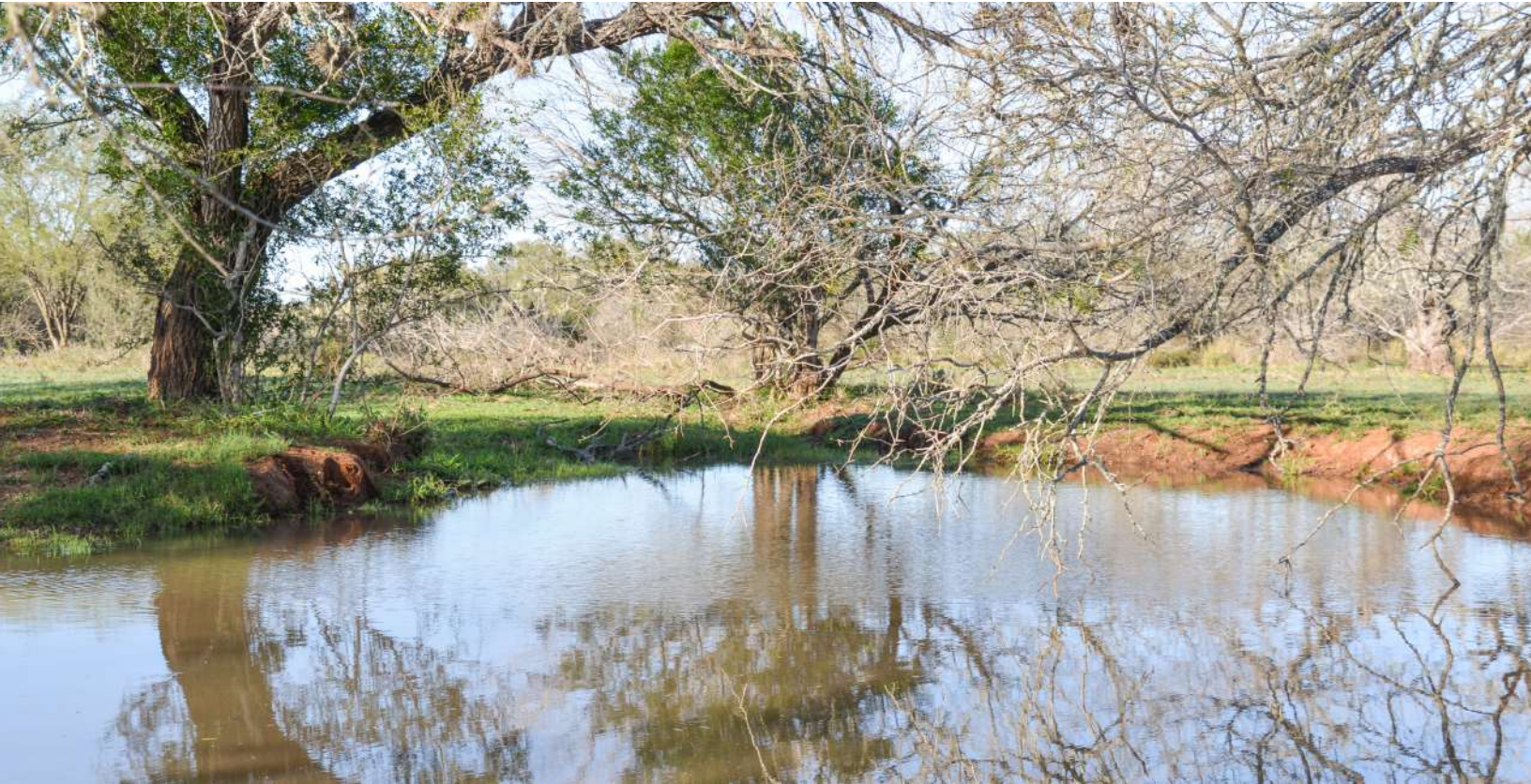
**SIMPSON RANCHES**

**& LAND LLC**

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**DESCRIPTION:** Rectangular shaped property split by railroad tracks, approximately 18 acres on East side and the remainder on West side of railroad. Medium-heavy native brush on higher elevation. Approximately 1.5 miles in creek bottom along La Rosita Creek. Creek bottom is large native elm, mesquite, and hackberry trees.

**LOCATION:** 3 miles south of San Diego on State Hwy 359. 1/4 mile west of highway via private, deeded easement.

**IMPROVEMENTS:** +/- 4000 square foot metal building and a 20' secure storage building.

**EQUIPMENT TO BE CONVEYED:** 76' 3 bed 2 bath mobile home and 2 - 32' travel trailers. Ice machine. 19 deer stands and 14 feeders. Viviant wireless security system.

**WATER:** 2 water wells. 1 with submerged pump and electric service, the other is windmill in central pasture area.

**TERRAIN/HABITAT:** Clear drivable perimeter with several clear ranch senders. Medium to Heavy native brush with typical coverage.

**WILDLIFE:** Seller has had a feed program the last few years. Hunting limited to owners and new others. All native deer population in good, general condition. Abundant dove and seasonal quail population.

**EASEMENTS:** Access 30' easement is documented form Hwy 359 to the southeast corner of the property. No other pass through easements. Easement of record for old pipeline and utilities.

**MINERALS:** Surface sale only



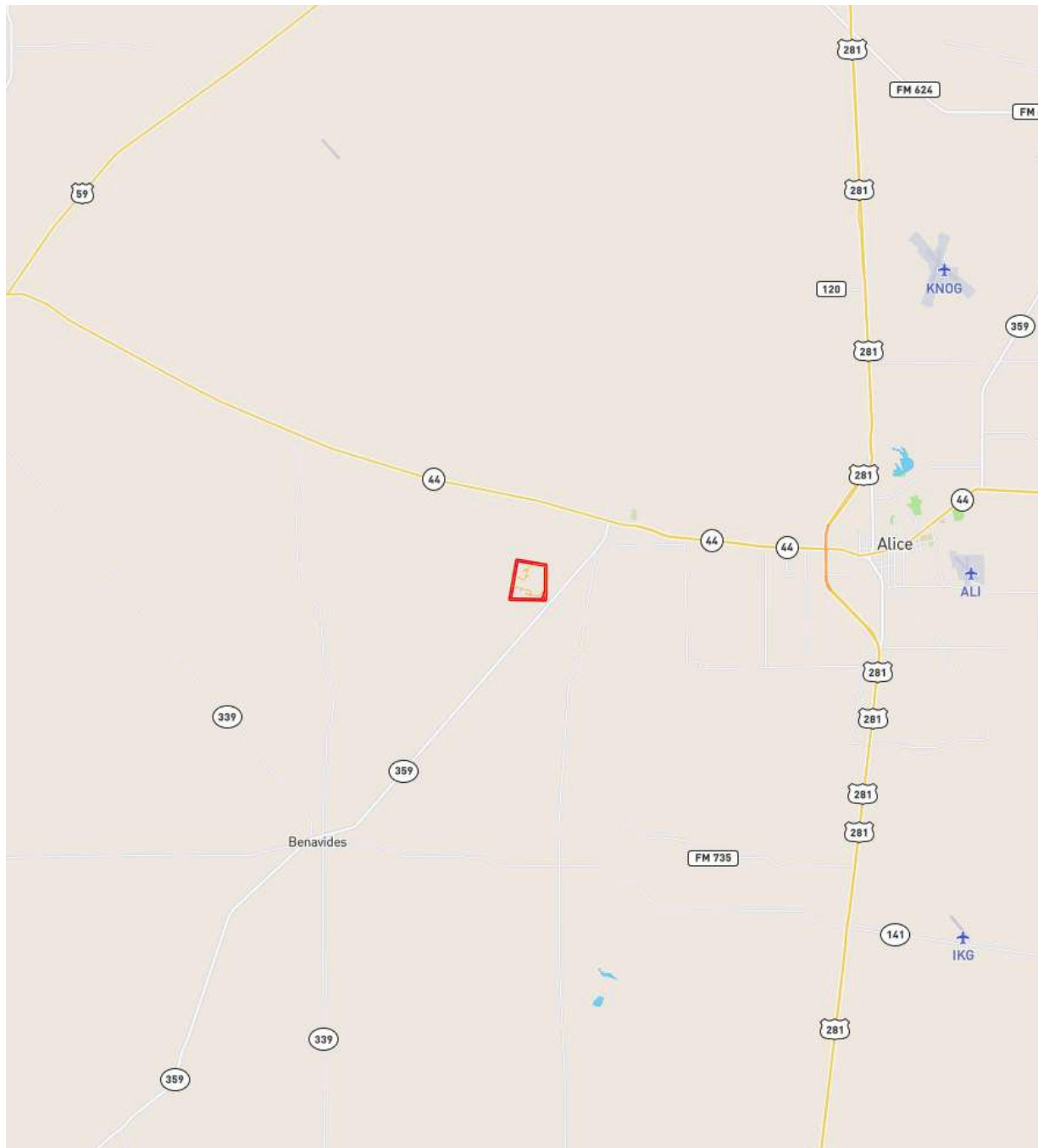


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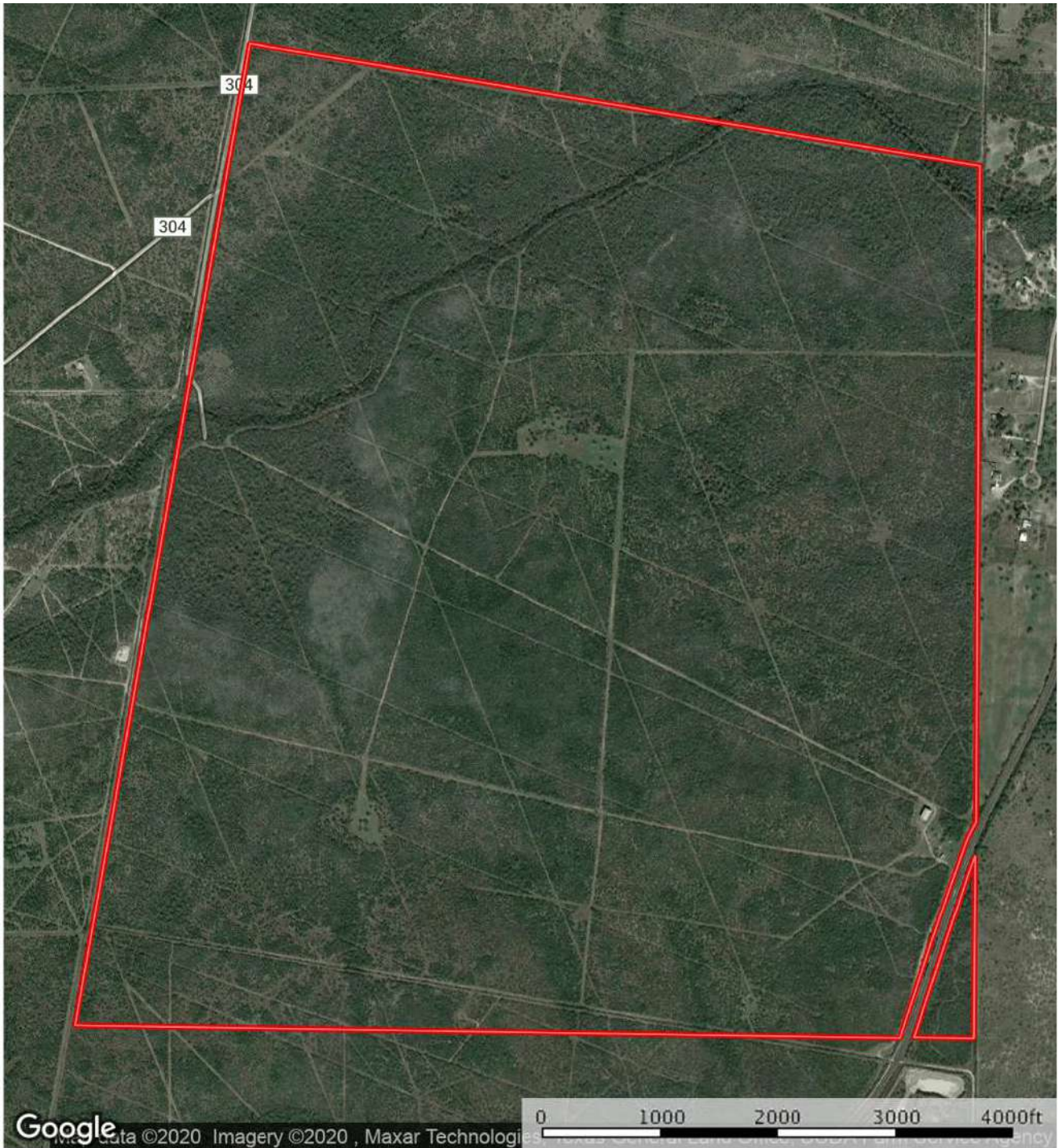
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 Boundary

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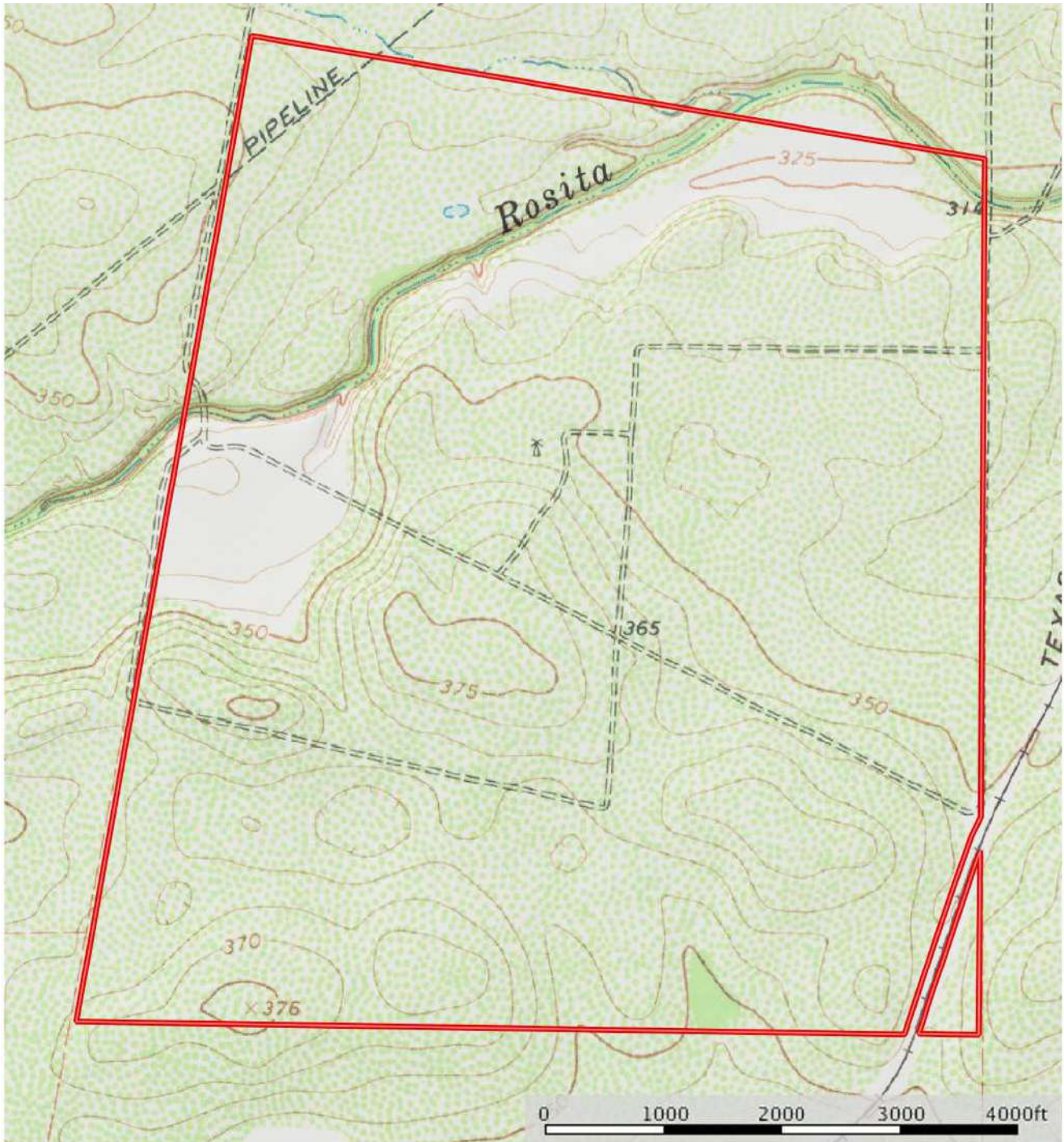


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