Willow Creek Ranch

184 Acres | Charlotte, Texas | Atascosa County



Gruber Ranches

Representing the Best of Texas

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GruberLand&Ranch.com

184 ± ACRE RANCH – ATASCOSA COUNTY

Situated just 49 miles from Downtown San Antonio and the historic River Walk, and only 9 miles northwest of Charlotte, Texas, this exceptional 184± acre ranch in South Texas, which has been owned by the same family for over 100 years, offers an ideal combination of recreational opportunities and productive pastureland. The ranch provides excellent year-round access from both County Road 310 and County Road 311, located just south of Highway 173.



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Productive Land & Ranching Opportunities

The ranch has been carefully enhanced to support both livestock production and wildlife management. Approximately 110 acres consist of improved open pastures that are perfect for cattle grazing and hay production. The remaining 74 acres are covered with dense native South Texas brush and mature hardwood trees, providing excellent habitat for native wildlife and great hunting opportunities.

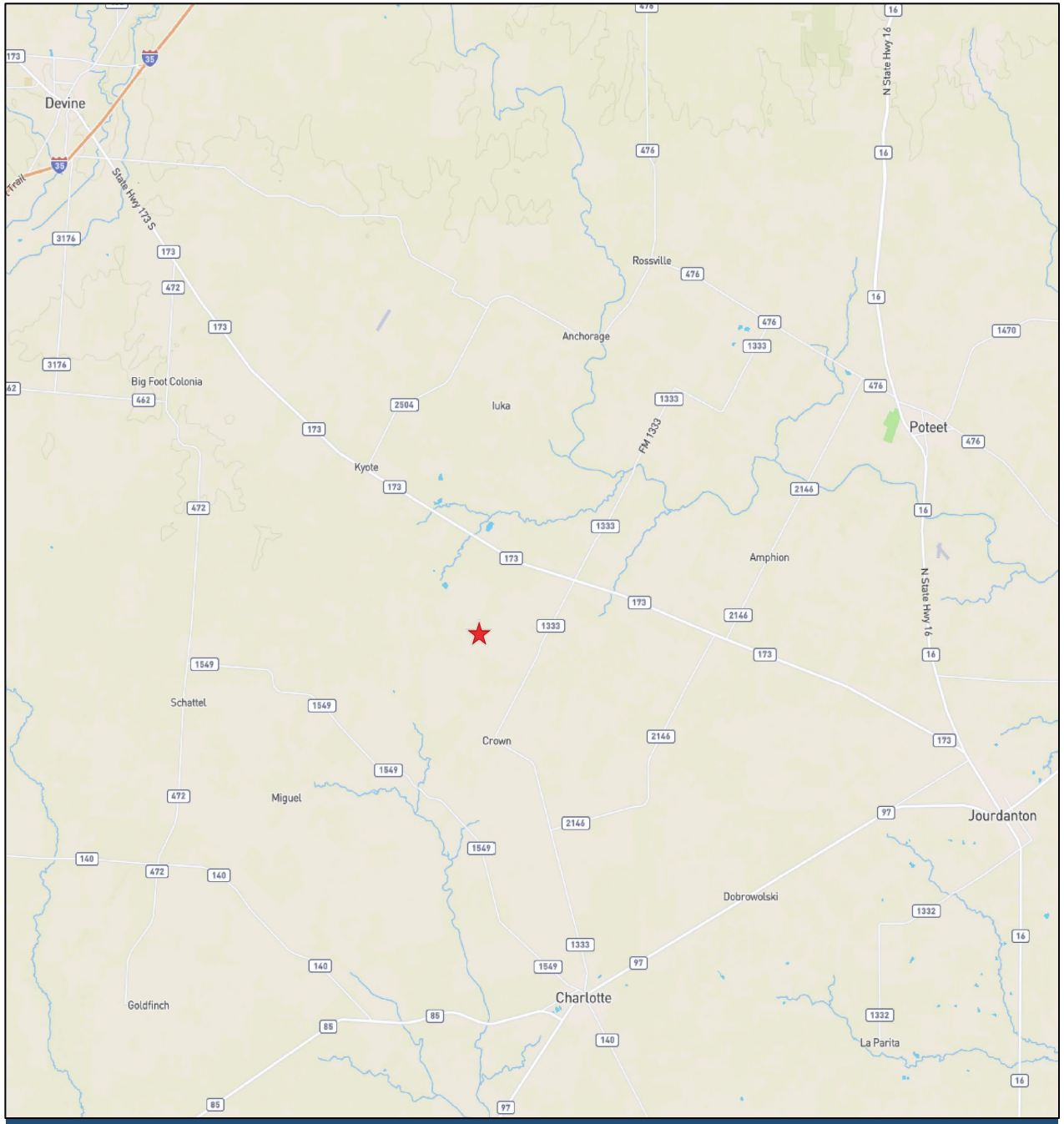
The property is low-fenced on three sides and cross-fenced for efficient pasture management, making it well-suited for ranching operations while preserving the diverse habitat that makes South Texas an attractive location for recreation.

Water Resources

Water is a valuable resource on this ranch. Seasonal Willow Creek flows through the property, accompanied by two stock ponds that supply water for livestock and wildlife while also providing fishing opportunities. A water well ensures a consistent supply of water to the livestock troughs, supporting daily ranch operations. Additionally, electricity is available on the property, offering a strong foundation for future improvements or the establishment of a ranch headquarters.

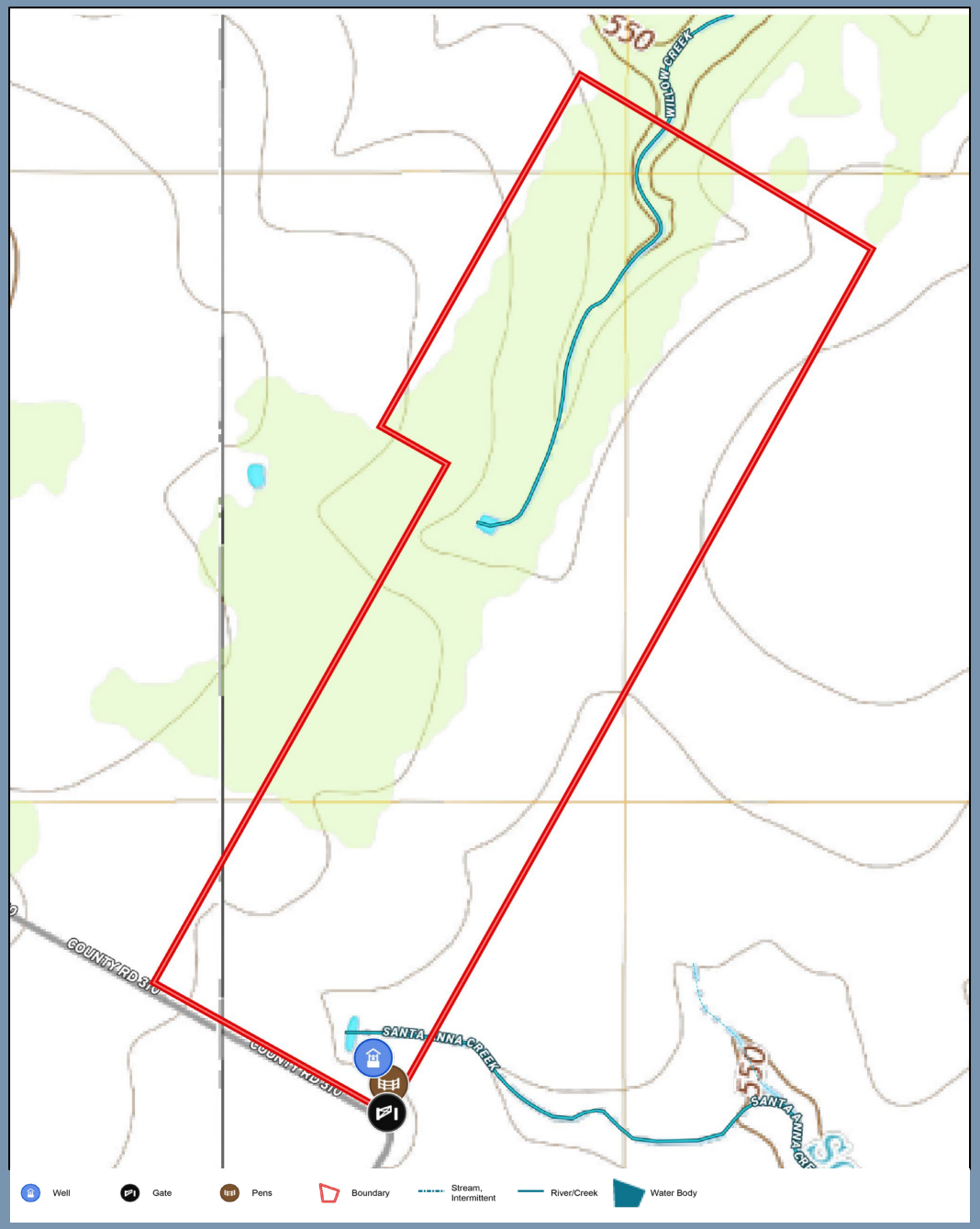
Wildlife & Recreation

Outdoor enthusiasts will appreciate the ranch's outstanding wildlife habitat. The mix of dense native brush, mature hardwoods, open pasture, creek frontage, and surface water supports an abundance of South Texas game, including whitetail deer, Rio Grande turkey, feral hogs, dove, and quail, making this an exceptional year-round hunting and recreational property.





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550
WILLOW CREEK
COUNTY RD. 310
SANTA ANNA CREEK
550
Well
Gate
Pens
Boundary
Stream, Intermittent
River/Creek
Water Body









PROPERTY HIGHLIGHTS

- 184± acres
- 49 miles from Downtown San Antonio and the River Walk
- 9 miles northwest of Charlotte, Texas
- Approximately 110 acres of improved pasture
- Approximately 74 acres of native brush and mature hardwoods
- Low fenced on three sides
- Cross-fenced for pasture management
- Seasonal Willow Creek
- Two stock ponds
- Water well supplying livestock troughs
- Electricity on property
- Excellent South Texas hunting with whitetail deer, turkey, feral hogs, dove, and quail
- Ideal for cattle, recreation, hunting, fishing, and a weekend retreat or future ranch headquarters





SUMMARY

Whether your vision includes raising cattle, enjoying premier South Texas hunting, or creating a private weekend retreat, this versatile property offers something for every outdoor enthusiast. With its combination of productive pasture, native brush, reliable water resources, and exceptional location less than an hour from San Antonio, this 184± acre ranch presents an outstanding opportunity to own a quality South Texas ranch.











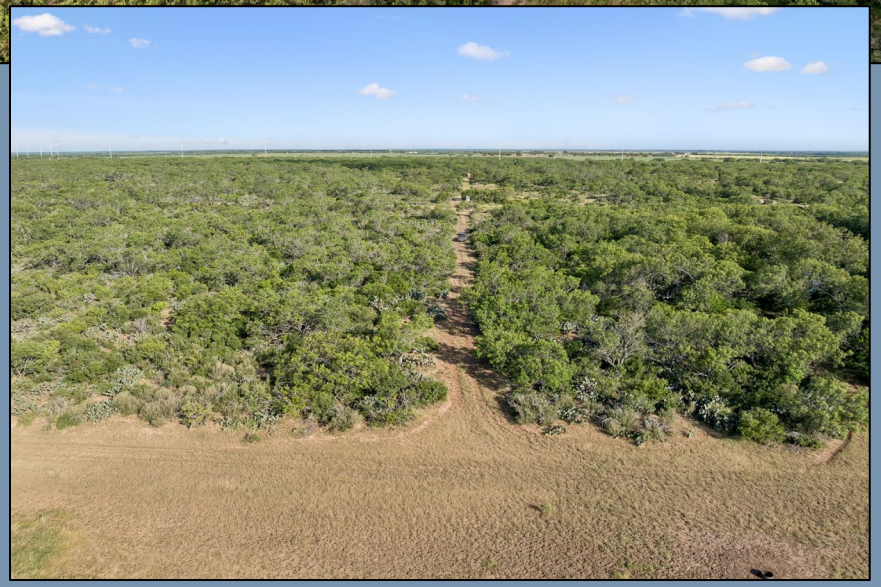


































2-10-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____



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