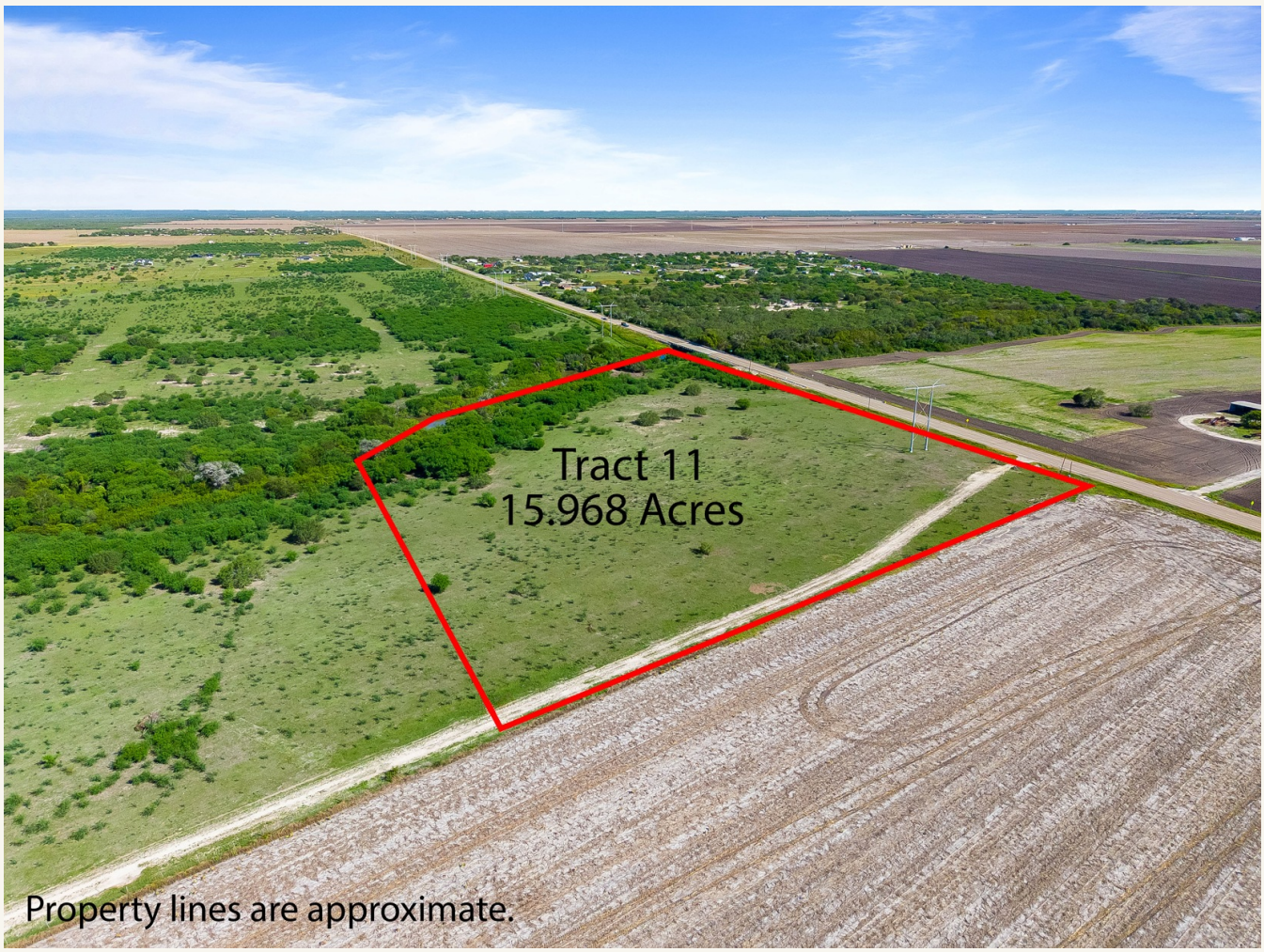
SOUTH TEXAS LAND OFFERING

Banquete Ranches

18 surveyed tracts along and near FM 666,
ranging from about 10 to 31 acres.



TRACT 11 / 15.968 ACRES / APPROXIMATE BOUNDARY

Tracy Wright / Listing broker
United Country Bluntzer Real Estate
361-215-4822 w7cc@msn.com

01 / LIFE IN THE COUNTRY

A piece of Texas to call your own.

Picture a quiet morning with coffee outside, horses in the pasture and open sky ahead. Find a place for a country home, a few head of cattle or weekends outdoors with family and friends. Ask Tracy Wright about your intended uses, including seasonal dove hunting where permitted.



A ground-level view of the property

An investment you can walk on

Like gold, land is a tangible asset. It also gives you a place to use and enjoy. Some buyers hold rural land for the long term because its value can rise in inflationary periods. Local demand, financing and ownership costs matter.

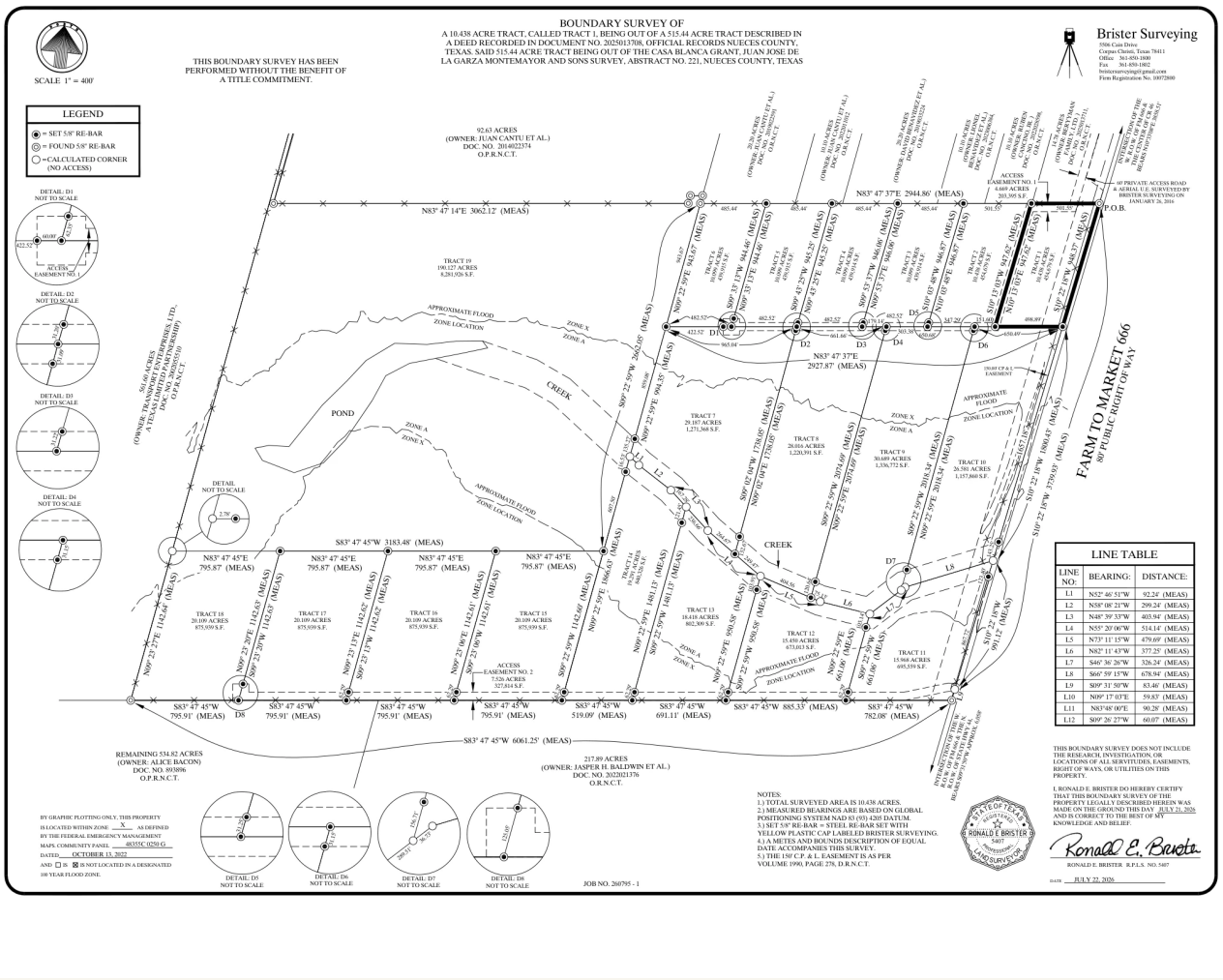
USDA reports that average U.S. farm real estate values rose 6.8% annually from 2020 to 2025, or 2.6% after inflation. The national average rose 0.4% after inflation from 2025 to 2026. Individual tracts may perform differently.

USDA Economic Research Service / Farmland Value

02 / THE LAND

The tract layout

The drawing shows the numbered tracts, FM 666, access easements and approximate flood zone lines. The listing covers Tracts 1 through 18.



Brister Surveying / July 22, 2026 / Tract 19 is outside the offering.

Contact Tracy Wright for the individual tract survey and to confirm access, utilities, restrictions and floodplain information.

03 / TRACT SCHEDULE

Acreage and asking prices

Estimated totals use the listed per-acre price and surveyed acreage.
Contact Tracy Wright to confirm current pricing and availability.

TRACT	ACRES	ASKING / ACRE	EST. ASKING TOTAL
01	10.438	$10,999	$114,808
02	10.438	$11,999	$125,246
03	10.099	$11,999	$121,178
04	10.099	$11,999	$121,178
05	10.099	$12,499	$126,227
06	10.099	$12,999	$131,277
07	29.187	$10,999	$321,028
08	28.016	$10,499	$294,140
09	30.689	$10,499	$322,204
10	26.581	$9,999	$265,783
11	15.968	$10,999	$175,632
12	15.450	$11,999	$185,385
13	18.418	$11,999	$220,998
14	19.291	$11,999	$231,473
15	20.109	$11,499	$231,233
16	20.109	$11,499	$231,233
17	20.109	$11,999	$241,288
18	20.109	$12,999	$261,397

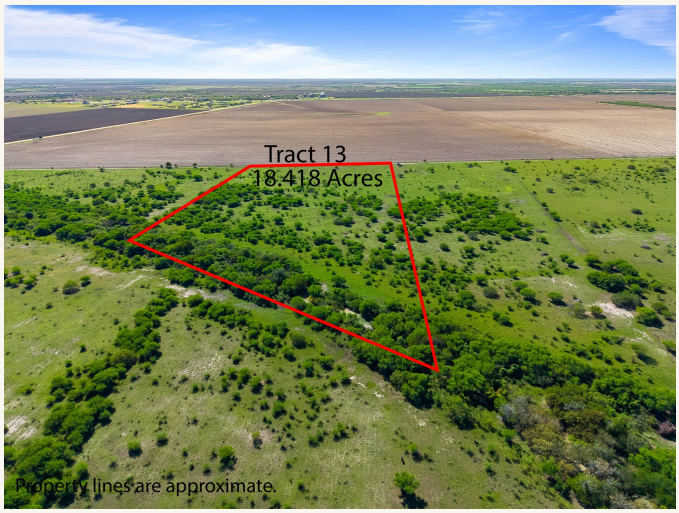
Estimated totals rounded to the nearest dollar.

Tracy Wright / Listing broker
United Country Bluntzer Real Estate
361-215-4822 w7cc@msn.com

04 / AERIAL VIEWS

A closer look

Selected aerials show how the land varies across the offering.
The red lines indicate approximate tract boundaries.



Tract 13 / 18.418 acres



Tract 15 / 20.109 acres



Tract 17 / 20.109 acres

Ask about a showing

Tracy Wright

United Country Bluntzer Real Estate
361-215-4822
w7cc@msn.com

Browse photos of all 18 tracts