



Acres: 160 +/-

Location: Dimmit County. Six miles East of Big Wells on Hwy. 85

Description: Outstanding game fenced ranch located in the center of the famed golden triangle with red dirt! It's the perfect place for family hunting or an avid trophy whitetail hunter. With great native habitat and diverse wildlife this property has it all. This ranch has been game managed for the past seven years and is ready for the new owner to enjoy a turn-key operation. A variety of high protein brush including Mesquite, Persimmon, Guajillo, Blackbrush, Brazil, Cenizo, Desert Yaupon and native grasses are found throughout the property.

Wildlife: In addition to a well-managed whitetail deer herd, this ranch has Rio Grande Turkey, Quail, Dove, Javelina, bobcats, coyotes and fishing in the two stock ponds. The resident whitetail deer herd has been managed to a sustainable population of 35-40 deer which allows a consistent harvest of 8-10 deer per year. Over the past 5 years 25 deer with superior genetics have been released at a cost of \$45,000 in order for the property to consistently produce trophy bucks while still maintaining the excellent quality of the habitat. Supplemental protein feed is also provided for the deer every year from February-September. The owners have harvested several trophy bucks with the largest scoring 216 4/8 B&C.

Water: Two stock ponds, both of which catch runoff but are also supported by a Carrizo water well. The water well is drilled to the Carrizo aquifer and is approximately 2,200 feet deep. The pump is set at 588' and is 5hp, four years old and is rated at 18 GPM.

Improvements: The entire ranch is game fenced and has a nice 3BR-2BA 1,120 s.f. modular home with a 12'x20' covered deck. There is a new 20x30 metal barn with concrete floor, a small storage shed and a 26'x38' metal utility barn located

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at the headquarters. Also for outdoor enjoyment, there is a covered patio on a concrete slab. On the back side of the pole barn is a game processing area equipped with water, concrete slab and winches. To help supplement the wildlife there is a fenced five acre food plot that can be planted. The ranch will convey with 4 executive hunting blinds along with two 3,000lb and three 1,000lb protein feeders and eight corn feeders. There is one permanent, elevated wooden bow blind that will convey with the sale.

Minerals: None. Surface Estate sale only.

Remarks: With an ideal location and easy access to Big Wells and Dilley and Highway 85 frontage, this ranch has the benefit of being only 1 ½ hours from San Antonio. The ranch is surrounded by one neighbor that is approximately 4,500 acres. The locations of the hunting blinds allow multiple hunters to be out at the same time and enjoy a hunt. Bow and rifle blinds are set up and ready to be hunted; you can hunt a total of seven bow and rifle hunters at same time on the ranch. All the hard work is already done, now it's time to move in and enjoy. Please call us today to schedule a showing to see this excellent property.

Price: \$564,058

Note: The information contained herein was supplied by sources believed to be accurate and BlackBrush makes no representation or warranty as to the accuracy of this information. All terms & conditions are subject to change without notice. Property is subject to prior sale and/or removal from market without notice. All maps show approximate property lines and are for information purposes only.

Other agents/brokers must be present at showings to participate in fees unless a referral agreement has been executed between the other agent/broker and

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BlackBrush Properties, LLC. If this condition is not met, fee participation will be at the sole discretion of BlackBrush Properties, LLC.

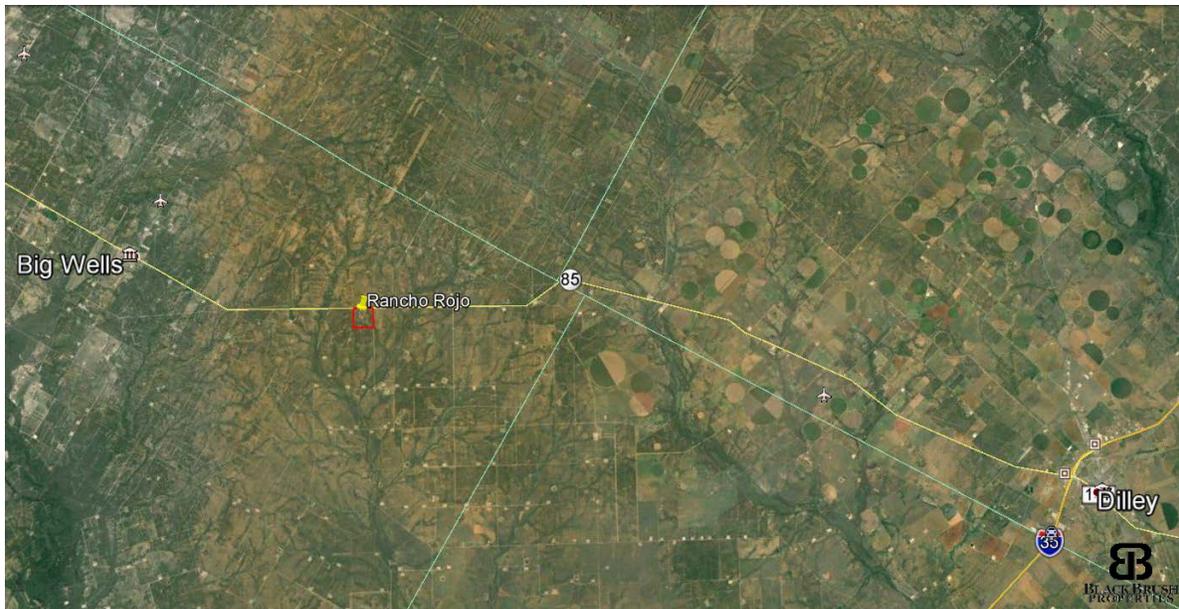
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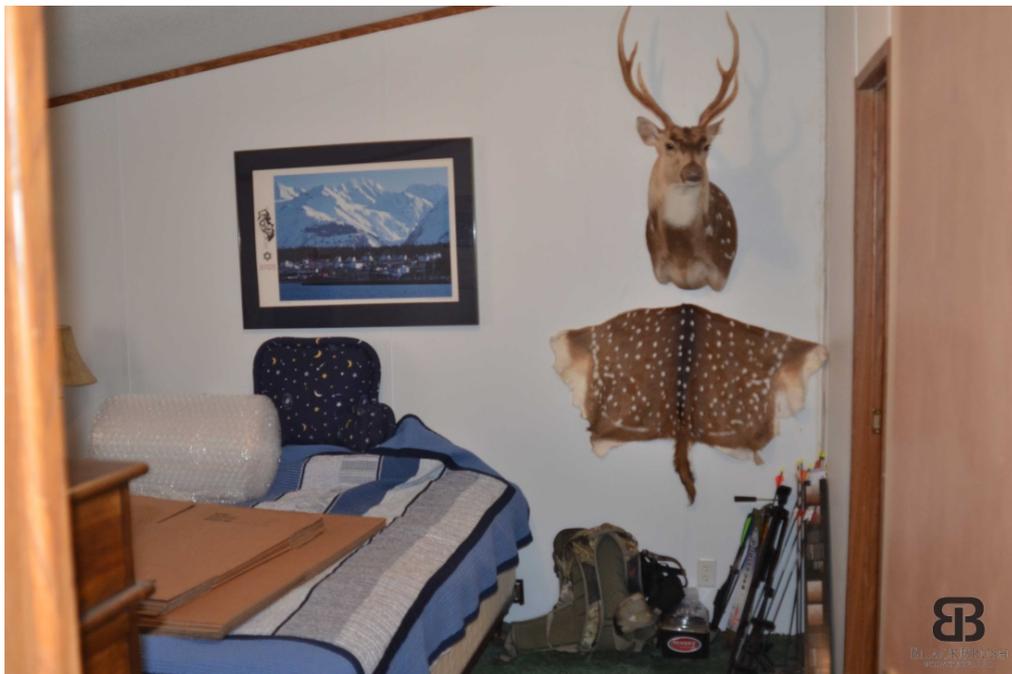
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