

# 325 acres in Frio County

Dullnig Ranches/Kuper Sotheby's | 806-773-5567 | [patrickwmiv@gmail.com](mailto:patrickwmiv@gmail.com)



## Property Address

FM140  
Pearsall, Texas 78061

## Property Highlights

- Price: \$1,450,000.00
- Acres: 325.00
- County: Frio
- State: Texas
- Closest City: Pearsall
- Property Type: Hunting Land, Ranches, Recreational Property

## Property Description

325 Acres CIRCLE 8 RANCH, Frio County FM 140, Pearsall, TX. 78061

**DESCRIPTION:** Ideal recreational hunting ranch located only 1 hour from San Antonio. This low fence ranch offers a nice home, great water, excellent brush and nice elevations. Owned and operated by the same family since 1985.

**IMPROVEMENTS:** The ranch boasts a beautiful custom stucco home with red tile roof of 3,000 s.f. The one-story home has an L-shaped design centered by a dramatic vaulted Great Room with clerestory windows and fireplace. It includes a formal dining room, fully-equipped, dine-in island kitchen and excellent privacy with 4 bedrooms, 4.5 baths. Architectural details include tile floors, unique ceiling details with accent lighting, and a luxury master suite and bath with dual vanity, tub and shower. The columned rear loggia offers excellent entertaining space with its outdoor fireplace and flow to the lawn. This well maintained, 1995-built home is accompanied by a hunters cabin and barn. The perimeter is low fenced.

**WATER:** This property is well watered by 3 water wells, 2 tanks plus Buckhorn Creek that traverses through the land. Buckhorn Creek holds water year around with water from the fish pond via a canal that descends from the pond to the creek. There is 1 Carrizo well that waters the main house and the pond just below the house, 1 well that waters the guest cabin, and 1 well that waters the fish pond. The 2 tanks are approximately acre to 1 acre in size. One tank is stocked and offers bass fishing, plus the water attracts duck and dove hunting. Buckhorn Creek offers good drainage and holds pools of water during wet times.

**VEGETATION:** This ranch has all the necessary browse to grow large, free-ranging whitetail deer. Areas have been selectively cleared and manicured over the years to create edges for deer and quail habitat. Brush species include Guajillo, guayacan, black brush, white brush, persimmon, mesquite, prickley pear and many more. Large mesquite trees are found throughout.

**WILDLIFE:** This ranch offers free-range deer hunting with many opportunities for quail, dove, duck and turkey. Javelina and wild hogs are present as well. The tanks provide great bass fishing.

**MINERALS:** Seller will convey 5% of owned minerals to Buyer at closing.

**TAXES:** Ag Exempt.

## Driving Directions

**LOCATION:** This ranch is 60 miles south of San Antonio, 30 miles south of Devine and 5 miles east of Pearsall. The property fronts on FM 140 for 1.75 miles and .75 miles on CR 3315. **NOTE:** Texas law requires all real estate licensees to give the following Information About Brokerage Services: <http://www.trec.state.tx.us/pdf/contracts/OP-K.pdf> All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to



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More details at [landsoftexas.com/listing/6973066](http://landsoftexas.com/listing/6973066)

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participate in compensation.

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