

1,768 acres in Dimmit County

Dullnig Ranches/ Kuper Sotheby's | 210-213-9700 | DullnigRanches@gmail.com



Property Description

1,768 Acres PALOMA WEST RANCH HQ, Dimmit County

FM 1433, Carrizo Springs, TX 78834

Description: This is a one-of-a-kind, premier ranch with diverse features and a fascinating history. Once known as Crawford Farms, the ranch was recognized for being one of the finest quarter horse facilities around. It is now not only an exceptional horse property, but a great entertainment property, income producing farm, and outstanding native hunting ranch. This ranch has abundant subsurface and surface water throughout, excellent vegetation and tree cover, plus the well-maintained improvements are impressive to anyone who has the pleasure to visit.

Improvements: Main Compound: The road to the main compound is lined with grand pecan trees which offers a shaded and tasteful drive-up to the spectacular 18,000 sf Spanish style enclave of improvements. The two-story main home was built with entertaining in mind. The first floor is center by an expansive Great Room and living area with dramatic 40 ft. ceilings, a grand 2-story stone fireplace, massive exposed beams, and numerous windows offering natural light and views across the pool. There is a wet bar highlighted by a wooden wrap-around bar in the next room, as well as a separate gathering area with fireplace, and pool table. A commercial grade kitchen with stainless steel appliances, a large stove top, plus an additional fireplace borders the opposite side of the Great Room. The banquet size dining room extends just off the kitchen, generous to seat a large number of guests for a formal meal. The stairs and elevator lead to the second floor where there is a large master bedroom with a stone fireplace, connected outdoor porch, enormous bathroom, plus his and her closets. A sitting area opposite from the master bedroom looks over the main living room. Additionally, there are two more bedrooms on this level, both with ensuite bathrooms. A separate living quarters is connected to the main house which includes two bedrooms, a bathroom, and full kitchen offering ample space for guests. The tower room on the other side of the home has a full bar, poker table, and covered porch to enjoy the spectacular view. A covered outdoor living space and pool provides a place to get out of the heat and enjoy this property all year long. The back patio is equipped for outdoor enjoyment with a bar, rock waterfall and a built-in fire pit. Four additional guest casitas are steps away from the main house, offering privacy as well as convenience to all the amenities. Additional Improvements: Apart from the main compound are two additional guest homes along with a foreman's house, plus a separate building that serves as the office. The impressive equestrian facility has 8 stalls, all with access to piped fenced pastures as well as doors to the inside of the barn where you will find a tack room, feed room, and storage space. There is a lighted shooting range with high-low houses, a 5-stand, a rifle/pistol range with a covered pavilion, as well as a club house for guns, ammunition, and a restroom. There are several large closed and open air barns for storage and equipment, sheds, silos, and everything you would need to run a ranch/farm. Fencing: Each of the pastures around the main house and the horse facility have pipe fencing with water and cover for the animals. 1,375 acres of this ranch is under high-fencing to help improve and manage the white-tail population. The remainder of the ranch has low fencing with the farm being crossed fenced for easy grazing rotation. Water: This property has water throughout including the Nueces River which has live water year-around. There are 5 ponds/tanks on the property; one is 5 acres in size when full. The river, lakes, and ponds offer fishing for bass and catfish. In summary, the ranch has 4.1 miles of Nueces river frontage, .5

Property Address

FM1433
Carrizo Springs, Texas 78834

Property Highlights

- Price: \$7,999,000.00
- Acres: 1768.00
- County: Dimmit
- State: Texas
- Closest City: Carrizo Springs
- Property Type: Hunting Land, Ranches, Recreational Property, Riverfront Property



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miles of Soldier Slough frontage and 2.7 miles of Line Oak Slough frontage. There is 1 irrigation well that produces 1100 GPM and 3 domestic water wells.

Vegetation: This property has a good mixture of brush and cultivated/irrigated fields and is covered with large trees. 1,375 acres of this property is under high-fence and consists of virgin native brush that is prime for supporting wildlife and growing large whitetail deer. The brush species include guajillo, black brush, guayacan, persimmon, white brush, coma, kidney wood and much more. The Nueces River, and Line Oak Slough have huge ancient oak trees alongside their banks. The main drive up is lined with 300 pecan trees, and once you arrive to the main house there are numerous large live oak trees that offer shade and a beautiful setting. There is one pivot that irrigates 120 acres of the property. The remainder of the property is a mixture of native brush, open pasture and creek/river bottoms.

Wildlife: This property has an abundance of native wildlife. The good brush diversity and distribution of water make this prime habitat to grow large whitetail deer and support high numbers of quail and turkey. The irrigated portion of the property is loaded with dove and can be planted and maintained to further improve the dove/quail hunting. The wildlife present on the property includes but is not limited to whitetail deer, quail, turkey, dove, varmints and hogs. The ponds, lakes, and rivers have fish such as bass, perch, and catfish.

Minerals: Negotiable.

Taxes: Ag Exempt.

Driving Directions

Location: The property is 6.5 miles S of Crystal City, 8.5 miles NW of Carrizo Springs, 38 miles S of Uvalde and 115 miles SW of San Antonio. NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: 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 participate in compensation.

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