

1,026 acres in Frio County

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



Property Description

1,026 Acres The T9E RANCH, Frio County

8300 S. Hwy. 35, Pearsall, TX 78061

Description: This superb, ready-to-go ranch has it all. Big deer, lots of quail, dove and turkey, great browse, excellent water and quality improvements. Conveniently located just south of Pearsall off IH 35. The present owners have provided excellent management to improve habitat in order to maximize the game population. All improvements are of high quality. There is an excellent road system throughout the ranch. Additionally the ranch is totally game fenced, with numerous tanks and food plots throughout the property.

Improvements: An attractive array of buildings forms the headquarters, beginning with the 4,000 s.f. Lodge surrounded by lawn and landscape. The well-appointed Lodge features an open sunlit floorplan with ultra high ceilings, wood floors and fully equipped gourmet kitchen. The spacious terrace features a cluster of palm trees, swimming pool and spa, and fire pit patio. Views from these outdoor areas, as well as a recent wood deck, overlook the Pond. Other ranch improvements nearby include two smaller homes and a metal barn.

Ranch Improvements: All deer blind and feeders, and gun safes will convey. Most farm equipment and 4-wheelers convey. Most of the furnishings in the residences and bunkhouse will convey. List submitted on request.

Water: There are 4 water wells present, 1 irrigation well and 3 domestic wells. The irrigation well of 480 ft. depth produces 800-1200 GPM with 2 pivots. One domestic well 350 ft. depth producing 350 GPM near the headquarters supplies the improvements. One older shallow well produces water for wildlife. There are 4 tanks that are filled by the water wells.

Vegetation: Vegetation consists of typical South Texas browse and grasses including Black Brush, White Brush, Persimmon, Guajillo, Granjeno, Prickly Pear, Mesquite, etc. Additionally, there are some Live Oak trees and other hardwoods scattered throughout the ranch.

Wildlife: Native wildlife includes whitetail deer, turkey, quail, dove, hogs plus migratory birds in season.

Minerals: Seller will convey 50% of Executive Rights, plus 50% of the mineral estate owned by Seller

Driving Directions

LOCATION: The ranch is located 8 miles south of Pearsall off IH 35 South, 10 miles

Property Address

8300 Hwy. 35 S
Pearsall, Texas 78061

Property Highlights

- Price: \$4,950,000.00
- Acres: 1026.00
- County: Frio
- State: Texas
- Closest City: Pearsall
- Property Type: Hunting Land, Ranches, Recreational Property



Robert Dullnig, Director/Broker Assoc.
DullnigRanches@gmail.com
210-213-9700
Toll Free: 866-904-1515
6606 N. New Braunfels
San Antonio, TX 78209
www.DullnigRanches.com

More details at landsoftexas.com/listing/5340407

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north of Dilley, 60 miles south of San Antonio and 80 miles north of Laredo, Texas. This property fronts on the IH 35 South access road. 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 participate in compensation.***

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