

3,112 acres in Kinney County

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



Property Address

Hwy. 277
Del Rio, Texas 78840

Property Highlights

- Price: \$3,358,470.00
- Acres: 3112.00
- County: Kinney
- State: Texas
- Closest City: Del Rio
- Property Type: Hunting Land, Ranches, Recreational Property, Riverfront Property

Property Description

3,112 ACRES - YOAS RANCH, Val Verde-Kinney County - Also See ID# 3810683 - 3,112 acres in Val Verde County. Hwy. 277, Del Rio, Texas 78840

DESCRIPTION: This high fence ranch provides endless opportunity for hunters of any kind. There are 8 different types of exotic species along with the native game which includes white tail, turkey, waterfowl, dove, quail, and varmints.

WATER: Two strong seasonal creeks traverse the property. The two creeks on the property include 2.7+/- miles of Sacatosa Creek and 1.4 miles of Turkey Creek. Along with the creeks are numerous tanks and ponds, artesian springs, and a lake named Lonesome Dove that is 30+/- acres in normal time and provides great waterfowl hunting. There is one well at the compound to service the improvements.

IMPROVEMENTS: There is a ranch compound which includes a water well, electricity, two 10,000 pound grain silos, and a storage shed. This is a perfect place to build improvements of your choice. Not only is there a great road system making the property very accessible but the border patrol maintains the roads and keeps them all in great shape at no cost.

TERRAIN-VEGETATION: The terrain is ever changing on this ranch, from the rocky brush country with rolling hills to lush creek bottoms loaded with large hardwoods. The elevations range from 1,030 to 900 feet above sea level. This ranch has all the necessary vegetation to grow large deer and support lots of game. The brush species include guajillo, guayacan, granjeno, white brush, persimmons, black brush, mesquite, prickly pear, and many more. Trees present are oak, elm, hackberry, sycamore, and mesquite.

WILDLIFE: Along with the native white tail, turkey, waterfowl, dove, quail, and varmints there are 8 different species of exotic game. Exotic species include aoudad, blackbuck, fallow, axis, sika, mouflon, scimitar-horned oryx, and barasigna. Lonesome Dove Lake provides a great opportunity to waterfowl hunt during the winter months.

MINERALS: Owners are willing to negotiate up to 50% of minerals.

NOTE:

5,673 Acre Sacatosa Creek Ranch is offered at \$5,983,623.(ID# 3810616)

2,561 Acres MARSHALL RANCH = \$2,625,153. 3,112 Acres + YOAS RANCH = \$3,358,470.



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See Broker for details on all parcels.

Driving Directions

Location: The ranch is approximately 12 miles from Del Rio, 30 miles from Lake Amistad, 65 miles from Uvalde and 149 miles from San Antonio. Airport: Del Rio International Airport is located 2 miles northwest of Del Rio and has a 6300 foot runway. 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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