

662 acres in Kinney County

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



Property Address

Brackettville, Texas 78832

Property Highlights

- Price: \$2,375,200.00
- Acres: 662.00
- County: Kinney
- State: Texas
- Closest City: Brackettville
- Property Type: Hunting Land, Ranches, Recreational Property

Property Description

662 Acres SOE RANCH, Kinney County

EXCEPTIONAL HUNTING & RECREATION OPTIONS

Brackettville, TX

DESCRIPTION. This is a turn-key hunting ranch with an exceptional wildlife herd, plentiful water, great road system and improvements that are move-in ready. The whitetail and axis deer have been intensely managed and improved over the years and now the ranch is producing numerous trophy deer every season. The irrigation pivot allows you the opportunity to provide abundant supplemental nutrients to the wildlife or live stock present on the property. Overall this ranch is in great condition and is ready to be enjoyed.

IMPROVEMENTS. The improvements are very clean, well located on the ranch and are set up for entertaining but are easy to maintain. The original rock home has 3 bedrooms and 2 bathrooms. The guest cabin has 2 bedrooms and 2 bathrooms, and there is a loft above the garage which has a full bathroom. There is also a half bath in the garage. The ranch is mostly high fenced. 5 deer pens are located on the ranch.

WATER. This ranch has an abundance of water. There are 3 ponds that all have water piped to them so they can be kept full and there are numerous water troughs throughout the ranch as well. Lindsey Creek traverses through the ranch and will run water during wet times. There are 7 total water wells 2 of which are irrigation wells with the biggest producing 900+/- GPM. The second irrigation well is capped and is not currently being use.

WILDLIFE. This ranch has an exceptional trophy whitetail and axis deer herd and is set up and ready to be hunted. Other wildlife species that are present on the ranch are turkey, quail, dove, wild hogs varmints and much more.

VEGETATION. There is great brush diversity which provides both cover and nutrition for wildlife. Large Oak trees are located along Lindsey Creek and in several other places through out the ranch. There is 50+/- acres of the ranch that can be farmed and are irrigated by 2 pivots.

MINERALS. Negotiable. Call Broker for details.

Driving Directions

LOCATION. 2.5+/- miles E of Brackettville, 30 miles W of Uvalde, 125 miles W of San Antonio, 200+/- miles SW of Austin, 315 miles W of Houston. NOTE: Texas law requires



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More details at landsoftexas.com/listing/7415077

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