

396 acres in Kinney County

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



Property Description

396 Acres EAST ELM CREEK RANCH, Kinney County

12790 E. US Hwy. 90, Brackettville, TX 78832

This turn-key ranch is ready to be enjoyed the day you buy it. Impressive improvements for entertainment, rolling terrain with views, and a well-planned road system combine with great vegetation to support abundant wildlife.

IMPROVEMENTS: The headquarters of this ranch is in a prime location atop a hill that offers epic views and as well as breezes. There is a fully-furnished 5 bedroom, 2 bathroom home of 2,025 s.f. that features an open floorplan with tile floors, wood ceiling with beams and a fireplace. Attached to the house is a large covered entertainment pavilion of 4,500 s.f. with a bar, gas grill/stove burner, TV and a built in audio system. On the opposite side of the home is a covered porch of 650 s.f. edged with a fire pit, plus a nearby concrete pool bordered by a covered deck.

RANCH IMPROVEMENTS: An enclosed vehicle barn features 2 oversized garage doors, plus there are several other storage buildings, for a total of 4,500 s.f. The perimeter of the ranch is entirely high-fenced and there is some cross fencing that is low-fence. To convey are 6 recent box blinds, 7 corn feeders, 4 protein feeders/feeder pins, and 6 archery tree stands.

WATER: The ranch has 3 water wells, with 2 being currently active. There are several pools of water along the creek that will hold water for extended periods of time.

Wildlife: This ranch is loaded with wildlife that includes highly improved Whitetail and Axis deer herds. Bred does have been introduced that have high quality typical genetics, and there have also been several notable bucks released to help further improve the herd. Along with the Whitetail and Axis deer are turkey, dove, quail, hogs and varmints and many more.

VEGETATION: This ranch has a good diversity of south Texas brush that offers cover and good nutrition for the wildlife. Along the creek and several of the drainage are Live Oak trees with some being very large in size. There are three food plots on the ranch ranging from 2 - 7 acres.

TERRAIN: This ranch has rolling terrain with several hilltops providing long distance views. There are several creek drainages including the East Fork of Elm Creek. Along these drainage are areas with deeper soils.

MINERALS: Negotiable.

TAXES: Ag exemption

INCLUSIONS: 2018 Textron electric ATV, air compressor, walk-in cooler, small horse

Property Address

12790 E. US Hwy. 90
Brackettville, Texas 78832

Property Highlights

- Price: \$1,675,000.00
- Acres: 396.00
- County: Kinney
- State: Texas
- Closest City: Brackettville
- Property Type: Hunting Land, Ranches, Recreational Property



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More details at landsoftexas.com/listing/6716666

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pins, Conex for feed storage, and concrete pool near the home.

Driving Directions

LOCATION: This ranch has paved frontage on US Hwy 90 and is located 12 miles East of Brackettville, 25+ miles west of Uvalde, 110+ miles west of San Antonio, 190 miles SW of Austin and 300 miles west of Houston. AIRPORT: Garner Field Airport (KUVA) is 3 miles east of Uvalde and has a 5256 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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