

PALOMA WEST RANCH



3015± Acres Dimmit County
FM 1433, Carrizo Springs, Texas 78834

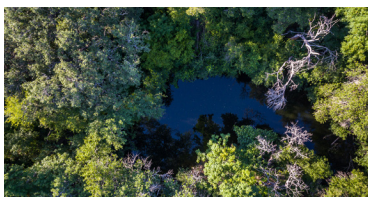
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DESCRIPTION

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.



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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 square foot 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.



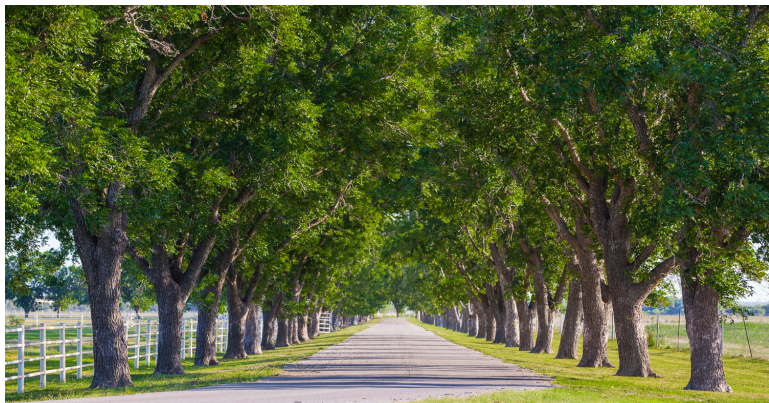
IMPROVEMENTS

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.



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ADDITIONAL IMPROVEMENTS

Apart from the main compound are two additional guest homes along with a foremans 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 Espantosa Lake and the Nueces River which both hold live water year-around. There are 5 ponds/tanks on the property; one is 5 acres in size when full. These rivers, lakes, and ponds offer fishing for bass and catfish plus boat access to Espantosa Lake with a launch ramp just down the road.

In summary, the ranch has 4.1 miles of Nueces river frontage, .85 miles of Espantosa Lake frontage, .5 miles of Soldier Slough frontage and 2.7 miles of Line Oak Slough frontage. There are 5 total water wells, 2 of which are irrigation wells plus 2,500-acre feet of water rights from Espantosa Creek with a pump already in place.

North Tract 1,246.8 AC: 2 Irrigation wells. 1 well produces 700GPM and the other produces 1,200 GPM. You are permitted 2.5-acre feet of water per contiguous acre per year. 1 River pump from Espantosa Lake that produced 1,500 GPM and is permitted for 2,500 AF of water per year, which is 2 AF per contiguous acre per year.

South Tract 1,768.3 AC: 1 Irrigation well that produces 1100 GPM. 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, guayacon, persimmon, white brush, coma, kidney wood and much more. Espantosa Lake, 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. 700+/- acres of this property is irrigated by the 7 pivots. 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.

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3015+ ACRES
DIMITT COUNTY, TEXAS

The property is approximately 6.5 miles South of Crystal City, 8.5 miles Northwest of Carrizo Springs, 38 miles South of Uvalde, and 115 miles Southwest of San Antonio.

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MINERALS

Negotiable.

TAXES

Ag Exempt.

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