

DINNER CREEK RANCH



2,254± Acres Zavala County
FM 481 S
Uvalde, Texas

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

This well-watered South Texas ranch is ideally tucked away amongst larger ideally secluded, this ranch is only 20± minutes from the town of Uvalde. Excellent water, diverse brush and in an area outside the Eagle Ford add to the uniqueness of this offering.



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IMPROVEMENTS

A nice 4000± square foot 6 bedroom/6-bathroom stucco house highlights the headquarters. This 2016 built home features a large kitchen, comfortable living room area patio and outdoor area. A very entertainment-friendly fire pit sits just off the patio. A 2250± SF 3-bay barn has all the amenities required to operate the ranch. Having cleaning facilities, walk-in cooler, UV water filtration and softener system, and equipment storage.

Ranch Improvements:

12 Corn feeders

12 Protein feeders

12 Deer blinds

Water lines

High Fence

Silo



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WATER

This ranch is well watered both on the surface and subsurface. Having two water wells, with one well producing 120 gallons per minute, are huge assets to have in this part of the world. All of the 10 water troughs and 5 tanks can stay full even in drought times. The recent house well produces 25± GPM and supplies the headquarters and a trough with water. The 5 tanks and other troughs are supplied by the larger well that is run by a 60 HP pump. Both Dinner Creek and Buck Creek traverse the ranch providing good drainages and run off. They are significant named creeks and are seasonal.





WILDLIFE

The ranch has been under intense game management having produced several large white tail bucks over the years. The ranch is under MLDP and has been well managed with good water distribution and feed program. Wildlife includes whitetail deer, turkey, javelina, hogs, quail, dove and varmints.

VEGETATION

There is excellent brush diversity throughout, having all of the necessary browse to grow large bucks and maintain a high capacity of wildlife. Brush species include: Guajillo, black brush, guayacon, granjeno, persimmon, white brush, kidney wood, and many more.



MINERALS

Negotiable. Owner owns a small portion. No production on the ranch. Believed to be north of the Eagle Ford Shale.



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2,254± ACRES ZAVALA COUNTY UVALDE, TEXAS

This ranch is located 110± miles southwest of San Antonio, 19± miles southwest of Uvalde, and 14± miles northwest of La Pryor, Texas. This ranch is accessed via a 3.5± mile all-weather private road off of FM 481.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: 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.

TAXES

\$9,000±

MAP

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