

FRIO RIVER RANCH



1,472+ Acres Frio Co
1758 CR 4425
Dilley, Texas

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DR
DULLNIG
RANCH SALES



IMPROVEMENTS

The 6,327 square foot main hunting lodge is ideally set up for entertainment and is capable of sleeping up to 19 people! The lodge includes an 1,800 square foot screened in porch, 3 master suites, large game/trophy room, hunter's locker room, irrigation system, security system with camera surveillance, and much more.

The headquarters also include an 1,850 square foot foreman's home, 2 tenants homes, large metal equipment barn, 8 grain bins, deer processing facility with walk-in cooler, steel pipe cattle pens, and more. All ranch equipment, rolling stock, blinds and feeders convey with the sale. (Contact broker for a full detailed list of improvements).



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WATER

The ranch has a very sophisticated water system serviced by 2 Carrizo water wells, one of which is an irrigation well capable of pumping 1,000GPM. There is an operational center pivot with a 1/4-mile radius, 8 concrete cattle/wildlife troughs, 4 acre stocked lake, and (2) 1-acre tanks. The Frio River traverses through the southern portion of the ranch, of which both sides are owned.



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TERRAIN/WILDLIFE

The incredibly diverse terrain ranges from thick native brush, to oak-studded river-bottom land, to lush irrigated open-pastureland. The majority of the ranch is under high-fence and the trophy native deer herd has been expertly managed for years. The river-bottom portion of the ranch has been left under low-fence and supports a healthy population of Rio Grande Turkey and free-ranging whitetail. With the great mix of open pasture to brush, the ranch also offers great quail hunting opportunities. This is truly the ideal “dual purpose” ranch for the buyer looking for grazing and recreational potential.



MINERALS

Negotiable.

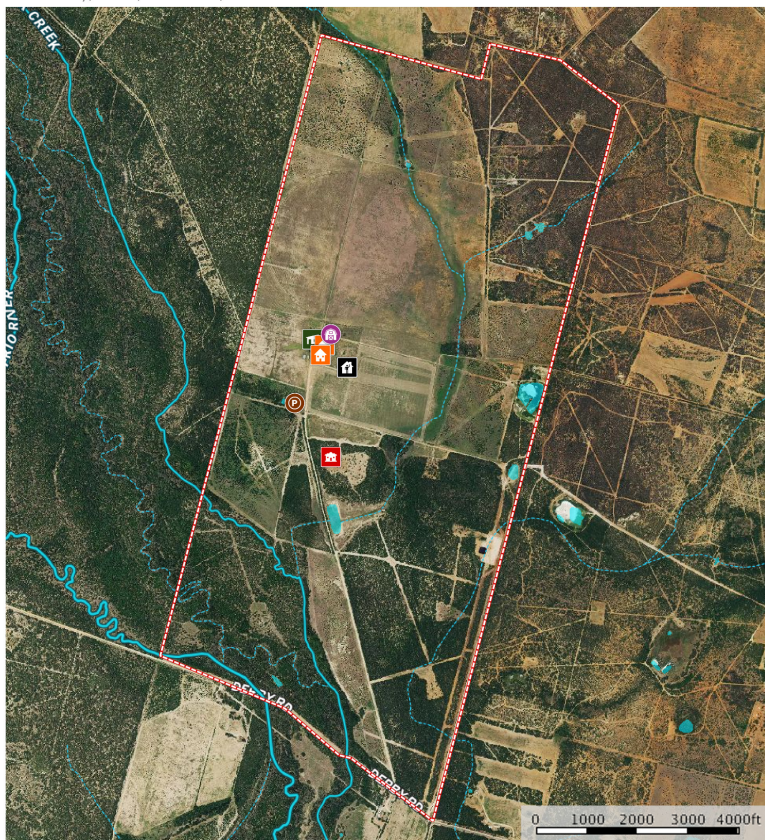


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MAP

[Click here to view map](#)

1472 Ac Frio River Ranch
Frio County, Texas, 1472 AC +/-



Barn Foreman's House Caretakers Home Pens Deer Processing Main Hunting Boundary Stream, Intermittent River/Creek Water Body

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1,472+ ACRES FRIO COUNTY DILLEY, TEXAS

The ranch is ideally located 1 hour south of San Antonio and only 2 miles west of I-35, just north of Dilley, Texas.

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.

VIDEO

[Click here to view video](#)

**[CLICK HERE TO VIEW ON
DULLNIGRANCHES.COM](http://DULLNIGRANCHES.COM)**

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