



LONESOME DOVE RANCH

2,030± Acres Maverick County
FM 1021 and Gill Road
El Indio, Texas

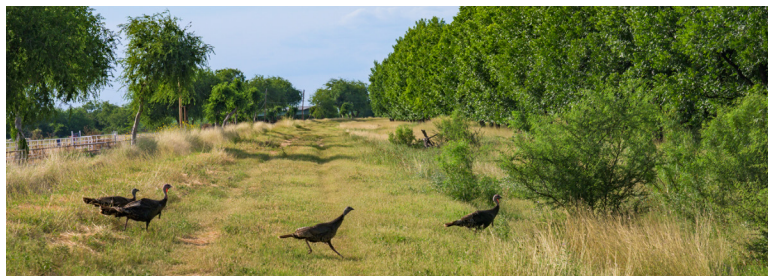
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RANCH SALES



DESCRIPTION

This is an opportunity to own a property that has both income potential and recreational value. The 2,030± acres is a combination of a 350± acre Pecan orchard, 200± acres of irrigated farm land and 1,480± acres of brush land loaded with wildlife. The irrigation canal allows you to improve the land on this property in a way that not many can in South Texas. This combination farm, pecan orchard and hunting ranch lets you do it all!



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IMPROVEMENTS

There is a 1,200± square foot cinder block home that has a kitchen, living room, two bedrooms and one bathroom. There are several barns, equipment sheds along with some pecan harvesting equipment that will convey. The ranch is fenced and does have some cross fencing. The southern boundary of the ranch is high-fenced.

WATER

This ranch has an abundance of surface water which is highlighted 1,600± acre feet of water rights from the irrigation canal will convey with the property. The irrigation canal traverses through the entire property is set up for flood irrigation to the pecan orchard and in several of the fields. El Indio Creek runs right through the center of the property and holds water most of the year offering a great place for wildlife to drink. There is municipal water available at the road that can be brought to any improvements. There are several ponds on the property that need to be reworked so they will hold water.

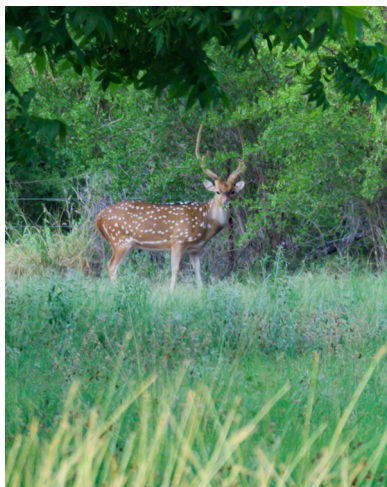


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WILDLIFE

Due to the vegetation and water, there is an abundance of wildlife on the property. The Pecan orchard is loaded with turkeys, deer and even has some free-range axis deer. Along with the deer and turkey are quail, dove, wild hogs, varmints and much more!



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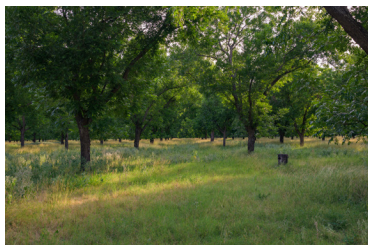


VEGETATION

There are 350± acres of mature pecan trees, 200± acres of irrigated farm land which is currently being used for cattle grazing, and 1,480± acres of brush land. The land along El Indio creek has diverse native South Texas brush with all the right species to grow large whitetail deer. There is a large portion of the property that is more open with scattered brush and a good stand of grasses which is ideal for quail habitat and hunting.

TAXES

Ag exempt. 2019 Taxes



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2,030+ ACRES
MAVERICK COUNTY, EL INDIO, TEXAS

The property has 3,700± feet of paved road frontage on FM 1021 and also has county road frontage at Gill Road. Located 7± miles South of El Indio, 25± miles South of Eagle pass, 35±miles West of Carrizo Springs and 150± miles Southwest of San Antonio.

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.

MAP

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VIDEO

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DULLNIGRANCHES.COM](#)**

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