

EL MIRADOR RANCH



7,300+ Acres Zavala County
Hwy. 83
La Pryor, Texas

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

A truly unique, large South Texas ranch offering; this ranch offers it all. Large Whitetail Deer, sculpted quail habitat, fine improvements and most importantly, lots of water. Water is everything in South Texas and this ranch has both strong ground water and impressive surface water features. Highlighted by 4.3± miles of crystal-clear Nueces River and a 17± acre Lake, , this type of surface water features are hard to come by in South Texas. Large hardwoods, good soils and excellent brush diversity, add to the uniqueness of El Mirador Ranch.



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IMPROVEMENTS

The improvements on El Mirador suit the ranch perfectly. The compound is well appointed, and displays the thought put into them when B.K. Johnson built them in the 1970s. All of the homes have been remodeled since they were constructed, and are well suited for families, corporations, entertaining, etc. The Headquarters are highlighted by Casa Grande, a 5,100± square foot Spanish style, 5-bedroom, 4 bath home overlooking the Nueces River bottom. The grounds are beautifully landscaped and manicured. A large patio and swimming pool give the main house a relaxing ambiance. Two car garage, gun room and a game/entertainment room are present inside the walls surrounding Casa Grande. Other improvements at the Headquarters within the manicured grounds include 4 casitas, office, sheds, pens, plus there are all weather roads.

- Casita #1 – 1,400± s.f. 3 bedrooms, 2 baths
- Casita #2 – 1,400± s.f. 3 bedrooms, 2 baths
- Casita #3 – 1,631± s.f. 3 bedrooms, 2 baths
- Casita #4 – 1,400± s.f. 3 bedrooms, 2 baths
- Ranch Office – 625± s.f. 2 offices, 1 bath
- Equipment Shed #1 - 3,016± s.f. with Crane
- Equipment Shed #2 – 3,016± s.f. Concrete floors
- Storage Shed #3 – 3,016± - Used as dog kennels; 6 kennels
- Storage/Feed Barn – 3,012± s.f. Used as storage
- HQ working pens

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IMPROVEMENTS CONTINUED

There are other structural improvements on the west side of the ranch, known as the Outlaw Headquarters:

- Outlaw Lodge – 2,730± s.f. 3 bedrooms, 2 baths
- Outlaw carport & storage – 443± s.f.
- Equipment shed & storage – 1,900± s.f.
- Outlaw working pens
- Fence: The perimeter is entirely game fenced & has been since 2004
- Roads: There is a good all weather road system throughout
- Blinds & Feeders: Deer blinds – 23. Corn feeders – 28. Protein feeders – 31, 2000 lb. Four (4) 12-Ton silos.



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WATER

It is rare to find a South Texas ranch with such unique surface water features along with strong ground water. With over 4.3± miles of clear Nueces River, this ranch provides year around recreation. This stretch of River has 12-15± foot blue holes to shallow, fast flowing rapids. Evans Lake on the Nueces starts at the south end of the stretch of River; a truly special area offering kayaking, swimming, fishing and other water activities. Large catfish, bass, tilapia and perch are in abundance within the banks of this remarkable River. Large Pecan trees and Live Oak trees line the River adding to its appeal. Aside from the Nueces River, this property has a 17± acre lake that offers great bass fishing having been stocked with both hybrid stripper bass and large mouth bass. The lake is 28± feet deep and boasts a lake record bass of 13± lbs. The lake can be kept full at all times by a nearby irrigation well and has been managed to grow large fish. Five other earthen tanks are on the property as well, including one that can be supplemented by the well at the Cinco Pens. It is believed that the ranch lies over the Carrizo and Wilcox Aquifers, with 6 water wells in these aquifers, 2 of which are irrigation-type wells. The Lake Well provides water to the Lake and serves as a supplement for Casa Grande. This well has an 8-inch casing and pumps 280± GPM. The other irrigation well supplies 3 pivots. This well has a 10-inch casing and currently pumps 400-500± GPM, with an option for a large horse pump for increasing to 700-800± GPM. Both irrigation wells are believed to be 700-800± feet deep. The house well is also a strong well with 15 HP pumping 120± GPM. The other 3 wells are for livestock and domestic use watering the majority of the ranch, 30 water troughs and 60 wildlife waterers. As mentioned, the ranch has phenomenal water.



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WILDLIFE

Due to the water distribution and vegetation, the ranch has an abundance of wildlife. There are $6800\pm$ acres under high fence that have been managed intensely for 15 years. The remaining $400\pm$ acres along the River offers a truly wild hunting environment. Also outside the high fence is an 118 acre field (Kyle Field) that supports quail. The current owners have worked just as hard managing the quail habitat as they have the deer. In 2007, owners began developing quail habitat on $2,200\pm$ acres by root plowing, raking, burning, disking and seeding. They have sown mainly native grasses in $65\pm$ miles of quail strips, which have been kept up with spot spraying and other techniques. There is a year around feed program for the quail along with $13\pm$ miles of water line to quail waterers. The quail strips are dog friendly. The deer herd on this ranch is excellent and has been managed intensely for 15 years. After leasing three bucks from Berry Whitetails from 2008-2013, there has not been any genetics introduced to the ranch in $7\pm$ years, nor have the 3 deer breeding pens been used. A year around feed program, predator harvest and overall management produced three bucks in 2019 over 200 B/C with the biggest being 233 B/C. The ranch currently carries a ratio of 1:1 with 1 deer to $18\pm$ acres. There has not been any commercial hunting only friends and family. With lengthy River habitat, turkeys are given great roosting grounds, Therefore the ranch carries a large quantity of turkey. The River, Lake and other tanks offer excellent fishing, dove hunting and duck hunting as well. Two pivots can be used to attract dove. This ranch truly is an over-the-top, all around hunting ranch.

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VEGETATION

This ranch has excellent brush diversity containing all of the necessary browse to grow large Whitetail Deer and carry an abundance of game. This natural canvas has been sculpted into some of the finest quail and deer habitat in South Texas. Heavy native brush areas are mixed with strips and motts. Many areas are open enough to allow for quail hunting or for turkey to light in from the roost. Brush species include Guajillo, Granjeno, Guyacon, White Brush, Persimmon, Prickley Pear, Huiscahe, Cenisa and many more. Unlike most of the South Texas brush country, this property has many large trees scattered throughout. Beautiful large Pecan and Live Oak trees grace this landscape with their presence, as well as large scattered Mesquite trees.

MINERALS

Negotiable.

TAXES

\$37,922± (2019).



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This property is located 85± miles southwest of San Antonio, 54± miles west of Moore (IH-35), 21± miles south of Uvalde, 13.5± west of Batesville, and 1.5± miles southeast of La Pryor. This ranch has 3.5± miles of Hwy. 83 frontage.

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