

HERBERT M. OPPENHEIMER RANCH



9,252+ Acres Frio County
FM 1581 and CR 4440
Pearsall, Texas

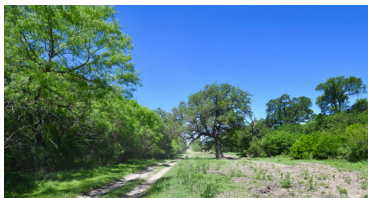
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DESCRIPTION

After passing through many historic Texas ranching families, the Herbert M. Oppenheimer Ranch has been owned and operated by the Halff-Oppenheimer Family for three generations. Founder of the Ranch was Sam A. Maverick (signer of the Texas Declaration of Independence). Then ownership passed through the Crouch Family, to cattle and sheep baron Charles Schreiner, and to Meyer Halff and the Oppenheimer Family whose heirs still own the property today. Not only is the history unique, but to find a large tract of land this close to San Antonio is extremely rare. This well-watered piece of history is truly wild, but is yet so close to civilization. Nestled amongst large neighboring ranches and with untamed Frio River, this ranch offers low fenced hunting at its finest.



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IMPROVEMENTS

The ranch's minimal structural improvements are highlighted by the unique Barracks on the Hill. The 2,700± square foot frame building features 6 bedrooms and 2 community bathrooms and was moved to the ranch from Lackland AFB, San Antonio. There are numerous sets of cattle pens and water wells on the ranch.



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WATER

The ranch is very well watered, having 15± water wells and numerous lakes and tanks. The surface water is highlighted by a 5±-acre lake that was designed for fishing with several islands, plus the ability to control the water level with an irrigation well. This Carrizo well is run by 3-phase electricity and has a static water level of 500 ft. water level and is 1200-1500± feet. The other wells are mostly windmills with several being electric submersible wells. These water wells supply water to over 20± water troughs, 12± wildlife water locations, the Barracks and hunting camps. There are over 15± earthen tanks. The Frio River traverses the property for nearly 3 miles offering pools of water in wet weather periods.



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WILDLIFE

This wild and vast open ranch has an abundance of native wildlife. Excellent vegetation and good water distribution allow the game to thrive. The ranch has produced many large bucks including a ranch record of 196± B/C. The Frio River provides large Live Oaks with great turkey roosting sites. The same lease hunters have hunted the ranch for generations using good management practices. Wildlife on the ranch includes whitetail deer, turkey, quail, dove, javalina, hogs and varmints. The lake offers good bass fishing and seasonal duck hunting.



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VEGETATION/TERRAIN

The terrain ranges from brushy hills to low lying River bottom land. Excellent brush diversity and large hardwood trees are found throughout. The Live Oak treed river bottom, 500± acres of improved grass fields plus high hills, provide desired topographic diversity across the ranch. This ranch offers all the necessary browse such as Granjeno, Black Brush, Guajillo, White Brush, Persimmon, Guayacan, Kidney Wood and many other varieties. Mesquite trees are found along the river bottom, which is also lined with large beautiful Live Oak trees. Other hardwoods include Hackberry and Elm trees. The Frio River bottom is truly wild and diverse, offering the ultimate cover and habitat for an abundance of wildlife. Ranch elevations range from 500± feet to 723± feet offering extensive views from the high points of the property.



MINERALS

Surface only. Current production on premises.

TAXES

\$27,211± (2019). Agricultural Exemption.



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9,252+ ACRES FRIO COUNTY FM 1581 & CR 4440, PEARSALL, TEXAS

This ranch is located 55± miles south of San Antonio, 33± miles north of Cotulla, 21± miles south of Devine and 5± miles southwest of Pearsall, Texas. There are access points on both FM 1581 and CR 4440.

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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