

FIGURE 3

SOUTH RANCH



1,245+ Acres Schleicher County
Menard-Eldorado, Texas

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DESCRIPTION

The “Figure 3 South Ranch” is an operating cattle ranch that has been in the same family for 5 generations and well over 100 years. The 1,245± acres is being divided out of the larger Figure 3 Ranch which fronts on Hwy. 190 in between the towns of Menard and Eldorado in eastern Schleicher County, also known as “The Gateway to the Hill Country”.

The ranch has good water infrastructure, excellent hunting opportunities, and would include an owned lane coming in from Hwy. 190.

IMPROVEMENTS

Low fenced perimeter fence and good road system. Recently renovated hunting cabin.



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WATER

2 water wells with several concrete livestock troughs. Multiple seasonal creek drainages offering opportunities for tank development.

TERRAIN

The majority of the terrain is gently rolling with an abundance of Live Oak trees and native grasses. Elevations range from 2,170'-2,350' above sea level offering excellent views and multiple build sites.

WILDLIFE

Whitetail deer, turkey, hogs, some free-ranging exotics and other native species.

TAXES

Ag Exemption.

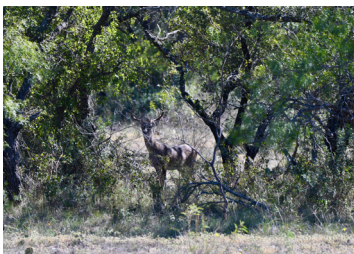


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**1,245+ ACRES
SCHLEICHER COUNTY, TEXAS**

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.

MAPS

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VIDEO

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Randy Cadwallader
Realtor
210.860.0093
Randy@dullnigranches.com

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