

SALT CREEK RANCH

An aerial photograph of a vast, open landscape. In the foreground, there is a large, irregularly shaped pond with murky, greenish-brown water that reflects the sky. The pond is surrounded by dense, green shrubs and trees. Beyond the pond, the terrain is a mix of dry, yellowish-brown grass and scattered green bushes and small trees. In the distance, a small, dark, rectangular structure is visible on the horizon. The sky is a clear, bright blue with a few wispy clouds. The entire image is framed by a thin, dark brown border.

1,671± Acres Dimmit County
2310 CR 101 / Williams Rd
Carrizo Springs, TX 78834

 Kuper
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RANCH SALES



DESCRIPTION

This property is ready-to-go for hunting, ranching and entertaining. Located in an area known for producing large whitetail deer, selective brush management provides great quail habitat and ideal grazing locations for livestock. Attractive improvements are set up for enjoyment with family and friends. Ample road frontage and convenient location to town add to the quality features of this ranch.

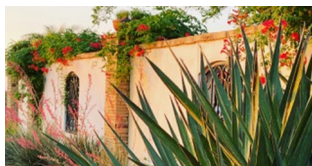


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IMPROVEMENTS

There are two beautiful sets of improvements. The first set of improvements being the headquarters includes the 4 bedrooms/4 baths 4,007± square foot vintage main house originally built in the 1930's that has been very tastefully updated and expanded. The house is surrounded by large trees offering a beautiful setting plus shade in the yard. There is a pool with an outdoor covered dining area and living area with a built-in fireplace. Near the main house is an office with an enclosed porch and patio that has an attached garage plus a restroom. A short walk from the main house is a 1,123± square foot 2 bedroom/2 bath guest house with a carport, and a 672± square foot 1/1 casita that would be ideal for a foreman's house or additional guest room. The Headquarters has several barns and storage buildings along with a very nice set of cattle pens.



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IMPROVEMENTS

The Holliday improvements: The charmingly updated main house is 2,308± square feet and has 2 bedrooms / 2 bathrooms, a loft, large living room, kitchen, wrap around porch and a covered outdoor living area with a wet bar and built-in fireplace. The 3,000± square foot barndominium has 1,344± square feet of living space with 2 bedrooms, 2 bathrooms, living area, full kitchen, connected horse stalls and plenty of storage space. There is a 2,880± square foot, 2-sided barn that is set up for outdoor group entertaining with built in lighting and fans. Other improvements include 3 dog kennels, a chicken coop, a Pila pool with a 360 degree sunbathing deck and several storage buildings. There is a nice set of cattle pens located near improvements. Other improvements include 2 additional 1 bedroom/1 bathroom houses that can be used for foremen, hunters, renters or guest houses.



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FENCING

The ranch has primarily a low-fence perimeter with 1.4± miles on the north side being high-fenced. There are several different low-fence pastures which are set up for grazing rotation.



WATER

The ranch is well watered with 5 working water wells and a 6th in place that is currently non-operable. There are numerous water troughs and 5 ponds with the biggest pond being 2± acres in size when full. There are several draws and drainages that run water during wet times and would be ideal locations to build additional water features.



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WILDLIFE

This ranch is located in an area renowned for producing large whitetail deer and there is an abundance of other native wildlife which includes turkey, quail, dove and wild hogs, varmints and many more. The ranch has been lightly hunted over the years by family and friends only.

VEGETATION/TERRAIN

This ranch has a great mixture of open pasture land and native brush land. The red sandy soils and brush diversity are ideal for growing large whitetail deer. The open land has improved grass for livestock and also provides ideal quail habitat and game viewing locations. There is a good amount of topography change on the ranch providing long distance views in several places.

MINERALS

None. Surface sale only. There are 2 old oil wells on the ranch.

BROKERS NOTE

This ranch is also offered in separate parcels. Call broker for details.

TAXES

TBD

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1,671± ACRES DIMMIT COUNTY CARRIZO SPRINGS, TX

The Ranch is located on both sides of CR 101/Williams Road and is 5±miles northwest of Carrizo Springs, 120± miles southwest of San Antonio, 200± miles southwest of Austin, TX and 315± miles west of Houston, 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

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MAP

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