

BIG LOZIER CANYON RANCH



10,500+ Acres Terrell County
Hwy. 90
Dryden, Texas

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

This historic ranch has been in the same family for generations and is being brought to the market for the first time since the 1800s when it was used for ranching. The property has a great mixture of usable land with gradual topography and more drastic elevation with spectacular views, deep draws and canyons. This old school ranch is a wild, untamed property with abundant potential for ranchers, hunters and explorers. With its notable sweeping and diverse terrain, the Lozier Canyon had recent acclaim as the setting for Cormac McCarthy's mesmerizing Texas tale "No Country for Old Men".

IMPROVEMENTS

There are currently no improvements of value on the property but electricity and water are present in several ideal building locations. The ranch has 2 sets of livestock working pens and several old buildings. There is perimeter fencing and cross fencing.



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WATER

The ranch has 2 working water wells connected to several water troughs scattered throughout the ranch for wildlife and livestock. There are 2 dams on drainages located on the NW portion of the property that will back up and hold water after rains. Lozier Canyon, Cedar Creek and Palma Canyon all traverse this ranch and have areas that will hold water for a period of time after rains.



WILDLIFE

This property has an abundance of wildlife which includes whitetail deer, small population of mule deer, quail, dove, turkey, javelina, hogs, varmints and much more.



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TERRAIN/VEGETATION

Approximately 2/3 of the ranch has gently rolling hills with very usable land. The other 1/3 of the property has much more dramatic topographies with incredible views captured of Big Lozier Canyon running through it. Lozier Canyon is a stunning feature that has huge cliff faces and wide gravel bottoms. The creek drainages and bottom lands have better soils, more grasses and taller vegetation.

MINERALS

Negotiable. Call Broker for details.

TAXES

Ag Exempt.



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HWY 90, DRYDEN, TEXAS**

20± miles east of Dryden, 75± miles northwest of Del Rio, 180± miles south of Midland, 200± miles southwest of San Angelo and 230± miles west of San Antonio. Lake Amistad reservoir and Amistad National Recreation Area is located southwest of the ranch. Del Rio International Airport (KDRT) is located 2 miles northwest of Del Rio and has a 6,300 ft. runway.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: rec.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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Robert Dullnig

Broker Associate

210.213.9700

DullnigRanches@gmail.com

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