

CAMPO DE ZAVALA



280+ Acres Zavala County
FM 1668
Crystal City, Texas

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

If you are looking for a turn-key hunting or entertainment property, look no further! This property is set up and ready to go with everything from nice lodging, great water and enhanced wildlife. The ranch lies in the famed "Golden Triangle" which is well known for growing trophy whitetail deer.



IMPROVEMENTS

This high fence property has it all! The headquarters are enclosed by 2± acres of high fence and consist of a nice hacienda style three-bedroom, one bathroom house, barn and pole barn. A serene pond and gazebo are also located within the headquarters and are great for entertaining guests near the house. A good set of cattle pens are located near the southwest corner of the property that are aged but still in good condition.





WATER

One of the highlights of the property is its abundance of water. Surface water is plentiful and consists of 6 ponds with the largest being nearly 3.5± acres when full and stocked with bass and catfish. A wet weather tributary of Turkey Creek also runs the northwest corner of the property for 1900± feet that holds water for most of the year. A second highlight is an irrigation well located within the compound that feeds the improvements, house pond, and nearby tank. It produces an abundance of water that spills over to a second smaller pond. An old water line runs from the irrigation well to the largest tank as well but is not currently in use and needs to be reworked.

VEGETATION AND TERRAIN

The terrain is gently rolling with the lowest point being the nutrient rich low country along the creek bed on the northwest side of the property. The ranch has a good combination of common south Texas brush such as Guayacan, Blackbrush, Tasajillo, Huisache, etc. Areas of once irrigated farmland have also been let go to create some mesquite regrowth and cover for wildlife.



WILDLIFE

The property is truly an outdoorsman's paradise! For starters, the native whitetail herd has been highly enhanced with both does as well as breeder bucks to kick start the genetic makeup. Exotic species have also been released on the ranch including blackbuck, axis, addax and European wild boar.



MINERALS

Negotiable.



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280± ACRES ZAVALA COUNTY CRYSTAL CITY, TEXAS

The property is 9± miles northwest of Crystal City, 20± miles northwest of Carrizo Springs, 48± miles southwest of Uvalde, 125± miles southwest of San Antonio, and 319± miles southwest of Houston.

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

[Click here to view map.](#)

TAXES

Wildlife Exemption.

**[CLICK HERE TO VIEW ON
DULLNIGRANCHES.COM](#)**

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