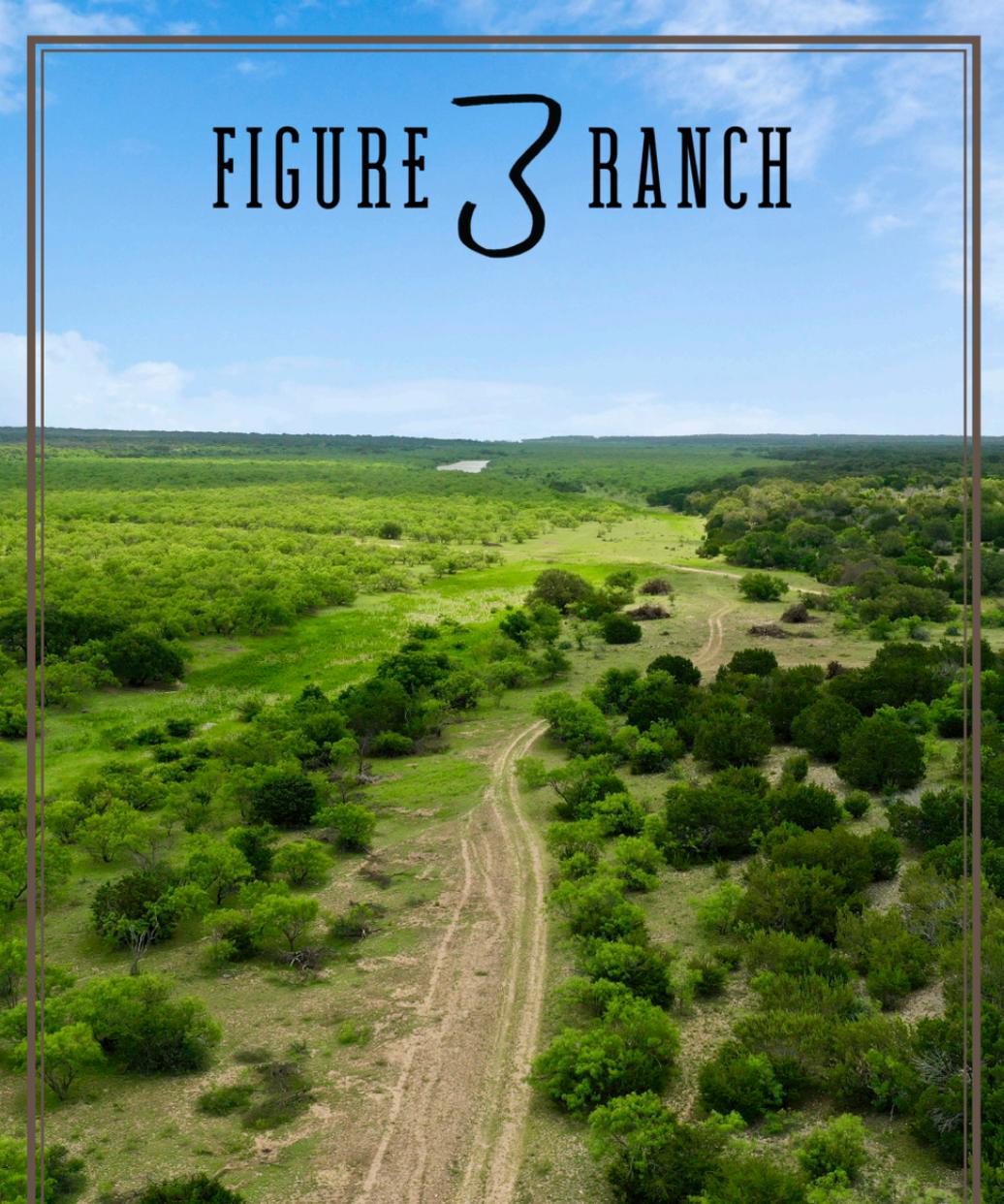


FIGURE 3 RANCH

An aerial photograph of a vast, green landscape, likely a ranch. A dirt road winds through the center of the image, surrounded by dense green vegetation and scattered trees. The horizon is visible in the distance under a blue sky with light clouds.

**5,932+ Acres Schleicher County
Eldorado, Texas**

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DESCRIPTION

The Figure 3 Ranch is a working cattle and hunting ranch located at the “Gateway to the Texas Hill Country” in eastern Schleicher County. The ranch has been in the same family for over 100 years, and offers endless recreational possibilities, perfect for the mixed-use buyer looking for a property with both grazing and hunting potential.



5,932+ Acres Schleicher County
Eldorado, Texas



IMPROVEMENTS

The modest, yet functional improvements, offer excellent opportunity for a buyer to implement their own personal renovations while still preserving their historical nostalgia. The main headquarters compound features a 3-bedroom main house, designed by noted architect Ralph Cameron, whose plans are archived at the University of Texas. There is also a 2-bedroom guest house, recently remodeled bunkhouse, 3 bay carport, barn, and set of working cattle pens. The 4± mile all-weather main road provides easy access to the headquarters which are set far enough off the highway to eliminate any noise or light pollution. The ranch is cross-fenced into 4 separate pastures, and the entire western boundary of the ranch has been recently high-fenced with the remainder being low-fenced. The owners have also constructed a new 300 acre high-fenced exotics pasture to establish a trophy Axis herd.





WATER

The ranch has great water infrastructure with 6 water wells with electric submersible pumps and 2 windmills assuring that livestock and game never have to stress for a drink. Shallow domestic water can be found at 200-250± feet, and the owners have also drilled a test irrigation well which yielded promising results for a future buyer interested in implementing pivot irrigation. The seasonal “North Valley Prong” of the San Saba River traverses the ranch for 1.4± miles and offers potential for a large lake-site. Named “Twelvemile Waterhole” is located on the adjoining property to the east and backs up into the ranch during good rainfall years. There are numerous other seasonal drainages across the ranch providing abundant opportunity for further pond development.





TERRAIN

The gently rolling terrain is studded with countless Live Oak Motts, and very light cedar cover enables native grasses to flourish on the ranch. There are 200± feet of elevation change across the property, which range from 2,170 - 2,370± feet above sea level. The fertile bottom-land soils along the creek present excellent areas for possible crop cultivation and/or wildlife food-plots.





WILDLIFE

This area of Schleicher County is known for its great native whitetail genetics along with an abundance of Rio Grande Turkey. The ranch also enjoys some free-ranging exotics, which include Axis Deer, Sika, and Blackbuck. The new 300± acre exotic pasture is located near the headquarters and offers future income potential for a buyer looking to sell exotic hunts or to simply enjoy it for family and friends.

MINERALS

Surface only sale, no minerals will convey. There is currently no production on the ranch.

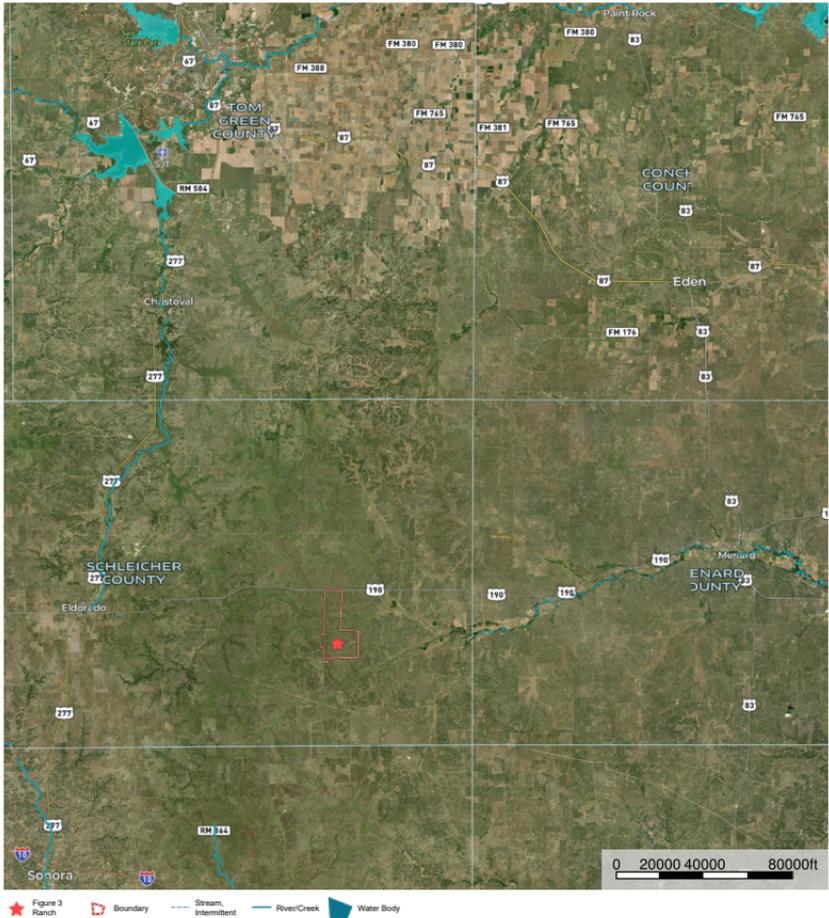
TAXES

Agricultural Tax Exemption
in place.



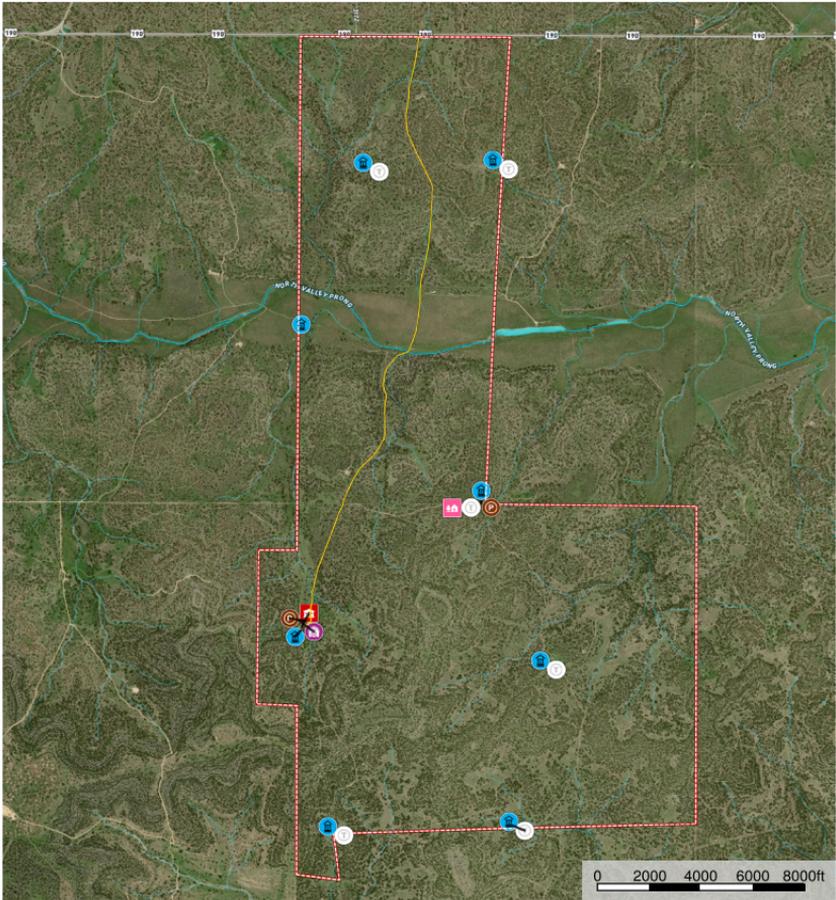
5,932+ Acres Schleicher County
Eldorado, Texas

LOCATION MAP



5,932+ Acres Schleicher County
Eldorado, Texas

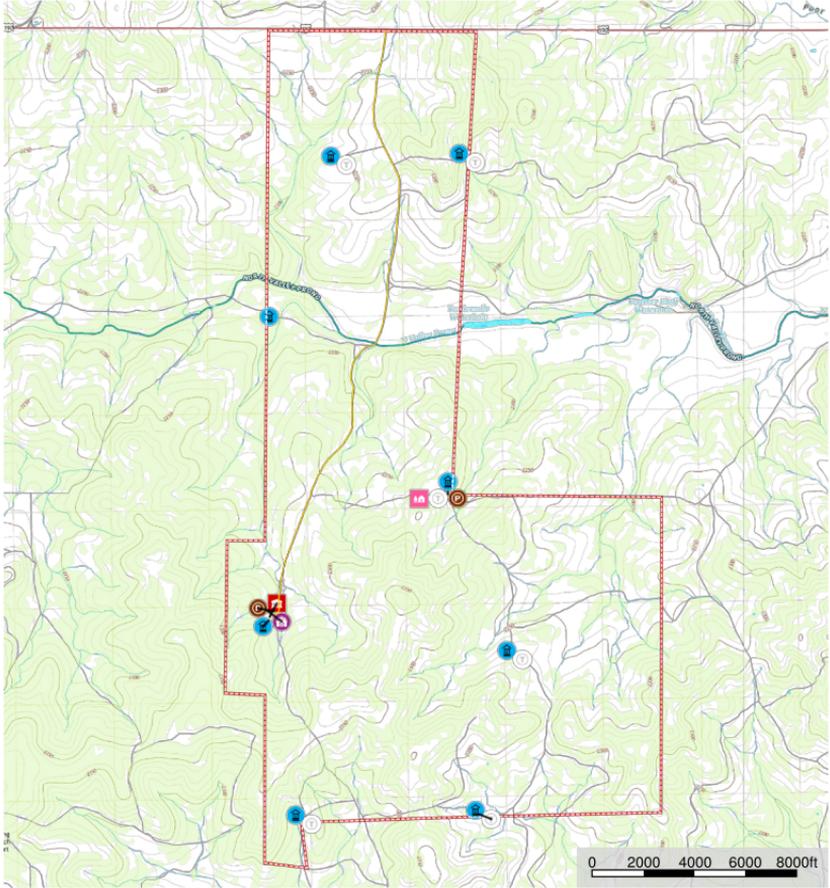
AERIAL



- Main House
- Barn
- Well
- Cabin
- Pens
- Trough
- Pond / Tank
- Boundary
- Primary Road
- Stream, Intermittent
- River/Creek
- Water Body

**5,932+ Acres Schleicher County
Eldorado, Texas**

TOPO MAP



- Main House
- Barn
- Well
- Cabin
- Pens
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5,932+ Acres Schleicher County
Eldorado, Texas



5,932+ ACRES SCHLEICHER COUNTY ELDORADO, TEXAS

Figure 3 Ranch fronts on HWY 190, 18± miles east of Eldorado, 30± miles west of Menard, and 60± miles south of San Angelo. The property is also a convenient 2 hour striking distance from both Austin and San Antonio.

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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VIDEO

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