



SPECIALIZING IN RANCH &
RURAL PROPERTIES
IN THE HIGHLANDS OF
WEST TEXAS

OFFERING
FOR SALE

AGUA DULCE RANCH



2,236.68 ACRES

KINNEY COUNTY, TEXAS

NORTH R. M. HIGHWAY 334
BRACKETTVILLE, TX

CLEAT STEPHENS, BROKER

FINDARANCH OUTWEST

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Agua Dulce Ranch

A COMBINATION LIVESTOCK AND HUNTING RANCH ON THE FRINGE OF THE TEXAS HILL COUNTRY

ACREAGE

Approximately 2,236.68 Acres

LOCATION

The Agua Dulce Ranch is located approximately 11.25 miles northeast of Brackettville on the east side of Ranch to Market Road 334. RM Road 334 is a State of Texas maintained highway that forms a portion of the western boundary of the ranch for approximately 1,117 feet.

DESCRIPTION

The Agua Dulce Ranch has a combination of mostly rolling to rugged hills with some level to gently rolling terrain in the northern portion. Elevations on the ranch range from 1,350 feet to 1,621 feet.

The property is primarily native pasture with a good cover of low to mid canopy trees and underbrush. There is approximately 50 acres of cleared field land located near the headquarters in the level terrain. The vegetation is common and typical of the transition zone between the Texas Hill Country to the north and the South Texas brush country to the south.

The western and southern boundary of the Agua Dulce Ranch have eight-foot tall game proof fencing in overall good condition. The eastern and northern boundaries of the ranch have new standard height net wire fencing. There is new cross-fencing dividing the two main pastures.

IMPROVEMENTS

The Agua Dulce Ranch headquarters is located near the entrance in the northwest part of the property. All improvements are recently constructed and in new condition. Each of the houses has its own septic system.

The main ranch house is 960 square feet with front covered front porch. It is a very attractive log home with metal roof, wood floors and wooden walls and cabinetry. It features two bedrooms, two bathrooms, a living area, kitchen and loft sleeping area.

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The hunter's cabin is 512 square feet with a metal roof and wooden exterior walls and a small wooden deck. It features two bedrooms and one bathroom as well as a living area and kitchen. The interior has wooden walls and cabinetry with a combination of wood and corrugated metal ceilings.

There is a 300 square foot wood frame shed with a concrete slab foundation and metal roof. The interior of the shed has foam insulation, electricity and water.

WATER

The Agua Dulce Ranch has a total of three water wells. There is a water well located at the headquarters equipped with an electric powered submersible pump, pressure tank, black poly storage tank and concrete water storage. The other two water wells are equipped with solar powered submersible pumps. One is located just south of the northern boundary and pumps water into a stock tank. The other is located just west of the eastern boundary and pumps water into a concrete water trough and subsequently overflows water into a draw/drainage creating small pools of water.

The groundwater estate is burdened by reservations pertaining to the commercial sale of water.

MINERALS

It is believed that all interest in the mineral estate of this property has been previously reserved.

WILDLIFE

The Agua Dulce Ranch is in an area with good native game typical of the area including whitetail deer, turkey, dove, javelina, varmints and some exotic axis deer.

TAXES

The property enjoys a 1-d-1 Agricultural Appraisal and annual taxes are approximately \$1,895.

PRICE

Asking \$4,200,000

CONTACT

CLEAT STEPHENS, BROKER

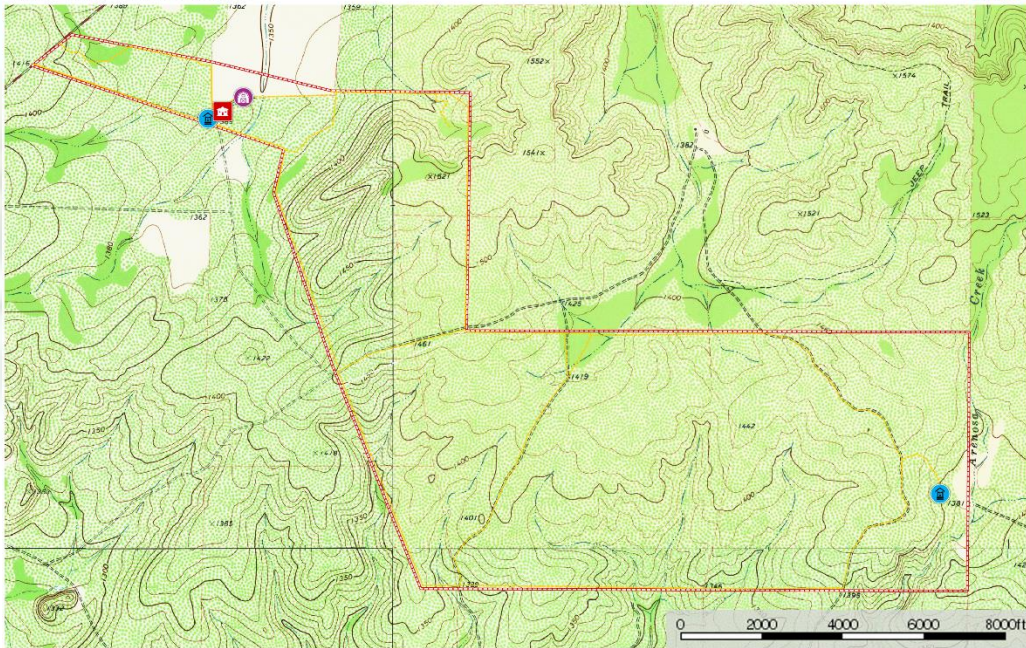
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AGUA DULCE RANCH
Kinney County, Texas, 2236.68 AC +/-

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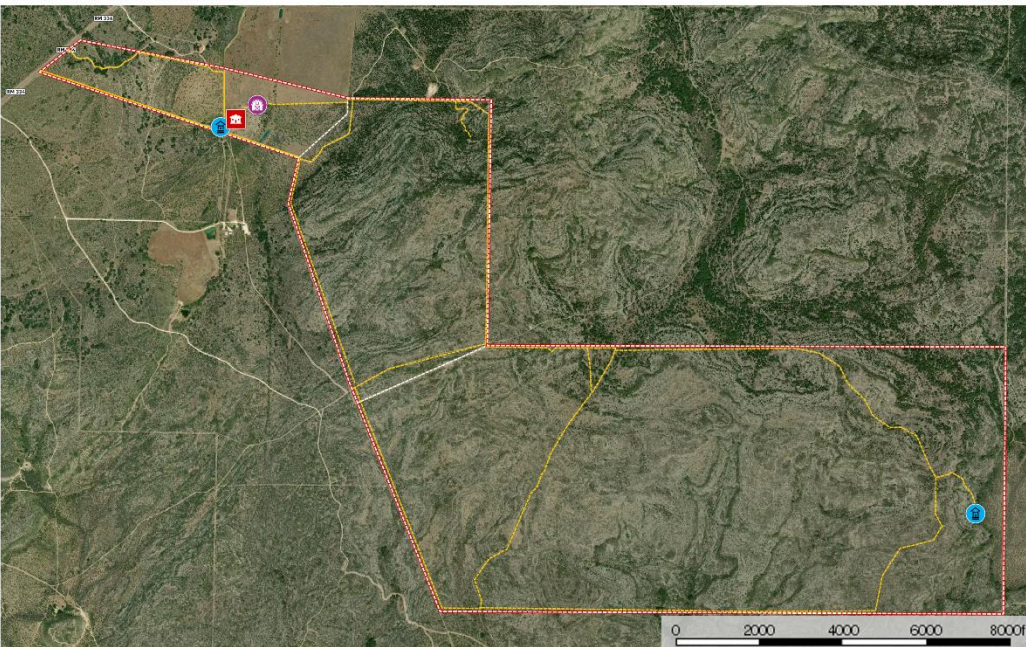


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