

# ROCKY LAKE RANCH



**3,972+ Acres Dimmit-Zavala Co.**  
**FM 393 & FM 191**  
**Crystal City, Texas**

 Kuper  
**Sotheby's**

**DR**  
**DULLNIG**  
RANCH SALES



## DESCRIPTION

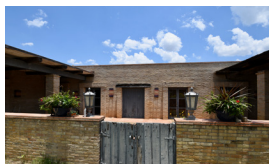
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Owned and operated by the same family since 1967, the Rocky Lake Ranch offers it all. Located in the heart of 'Big Deer Country', this ranch displays an unusual amount of water. Both large lakes and irrigation features make this diverse hunting ranch extra unique.

## IMPROVEMENTS

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The main home at the ranch headquarters was built in 1969. It is of brick exterior construction with thick interior adobe walls. There are 5 bedrooms and 5.5 bathrooms off the Great Room that features an inviting fireplace. The kitchen and dining room round out the inside of the home. There is a foreman's home that is 1,600± s.f. with 2 bedrooms and 1 bath. There is a high fence perimeter. There are 2 center pivots and a good road system throughout.



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## **WATER**

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The ranch is very well watered having both excellent surface water and subsurface water. Numerous named lakes and creeks are present on the north end. Rocky Lake and Fish Hook Lake traverse the land for  $2.02\pm$  miles and  $1.5\pm$  miles. Rocky Lake is  $20\pm$  ft. deep in some areas and has never gone dry per the current owner. All of the creeks create a bayou-type area. The water is constant enough for Rocky Lake to have a 99 HP John Deere diesel pump that pumps 700 GPM and waters a  $35\pm$  acre pivot. The diesel pump has a floating device in case of flooding. Owner has a permit to drain from the Lake. There are 6 tanks that accompany the lakes, several of which are a few surface acres. The main well for the ranch headquarters is a Three-phase 200 HP Carrizo irrigation well that pumps  $1200\pm$  GPM. This well also provides water to several tanks and a  $122\pm$  acre pivot. Two seasonal creeks also provide runoff and hold pools of water in wet times, named Rocky Creek and Peña Creek.



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## TERRAIN/VEGETATION

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This ranch has excellent brush diversity and has a variety of hardwood trees throughout. Most of the hardwoods such as Cedar Elm, Hackberry and Oak Trees are found near the creeks and lakes. Large mesquites are also dotted across the ranch. There are 1,000± acres of sandy mott country. Brush species include Guajillo, Black brush, Guayacon, White Brush, Prickley Pear, Persimmon and Granjeno. There is gentle elevation on the northwest side, with heights ranging from 550 feet ASL to 582 feet ASL. Two pivots water 122± Acres and 35± Acres. Over the years, the 122± acres has been used for hay grazer, wheat, oats and milo, and the 35± acres is in hay grain.



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## WILDLIFE

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This ranch has all the necessary vegetation and water to grow and hold an abundance of wildlife. Located in an area of the state renown for producing large whitetail deer. There is a well-managed deer herd with lots of turkey, Quail and dove. The lakes offer great fishing opportunity for Bass, Catfish and Crappie. The lakes are an attraction for seasonal duck hunting. There have been several 170 Class Bucks taken over the years. Wildlife includes Whitetail deer, turkey, quail, dove, javelina, hogs, varmints, etc.



## MINERALS

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There are currently 9 oil wells on the property. Owner owns a small portion of minerals and will convey all that he owns.

## TAXES

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\$13,000± Agricultural exemption



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**3,972± ACRES DIMMIT-ZAVALA CO.  
CRYSTAL CITY, TEXAS**

This ranch is located 5± miles southwest of Crystal City, 11.68± miles northwest of Carrizo Springs, 40± miles south of Uvalde and 115± miles southwest of San Antonio, 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](http://trec.state.tx.us/pdf/contracts/OP-K.pdf)

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## MAP

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