

HOLLOW CREEK RANCH



594+ Acres Bee County
3874 Ellis Road
Beeville, Texas

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

Nestled in the rolling brush country a few miles east of Beeville lies an opportunity to own a remarkable, hunting and cattle ranch that has been owned and operated by the same family for more than three decades. The area is known for producing large whitetails and particularly great wing shooting. Extensive brush management has been underway throughout its ownership leaving behind lush pastures of scattered live oaks for grazing as well as a designated high fenced pasture exclusively designated to producing trophy whitetail deer.



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IMPROVEMENTS

The improvements will take your breath away right off the bat with a nice peaceful drive up the oak lined, all weather road to the house and guest house. A beautiful 5,000± square foot main house with a circular drive consists of 3 bedrooms, two large living areas that each have a stone fire place with a 30-foot ceiling and a large dining room making it ideal for entertainment or large family gatherings. The main house also has a very big 3000± sf covered porch surrounded by century old live oaks and a pool designed to have great views of the property. Just down the road from the main house is a 1800± square foot guest house with 3 bedrooms, 2 bathrooms that was recently renovated and in great condition. Two large metal barns are also located on the property, one of which is primarily used for working cattle and storing cattle supplies while the other is primarily used for storing equipment, vehicles, tools, etc.

WATER

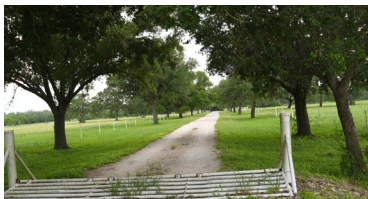
Two of the four water wells are next to the main pump house and cistern on the ranch that supply water to the main house, guest house, water troughs, tanks and barns. A third water well is a solar powered well located in the high fenced 200-acre pasture and the fourth is a windmill well in the front pasture. All electric and water throughout the ranch is buried underground.



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FENCING

The property is enclosed entirely by electric fencing and cross fenced into 6 pastures set up for rotational grazing to maximize cattle production. There is also a 200± acre high fence pasture that has been managed over the years for trophy whitetails.

VEGETATION AND TERRAIN

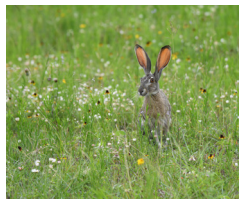
Much of the property is well maintained coastal Bermuda and a mixture of native grass pastureland with abundance of scattered live oaks and a good mosaic of brush strips scattered throughout the rolling terrain. The 200± acre high fenced pasture is much different from the rest of the ranch and consists of thick brush native to the area with well-maintained fields that have serve as great food plots for whitetail deer. Brush species include black brush, guayacon, guajillo, persimmon with some bull mesquites and live oaks scattered throughout.



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WILDLIFE

There is an abundance of wildlife on the property including common native species found in the area such as whitetail deer, feral hogs, turkey, javelina, coyotes and particularly game birds such as doves and quail. The well managed grasses provide excellent forage and cover for bob white quail and turkey nests. Whitetail deer are prominent all over the ranch but particularly in the 200± acre pasture where they brought in a few deer to enhance the genetics of the herd and they feed protein.

TAXES

\$12,500/year (Ag Exempt)



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594± ACRES BEE COUNTY BEEVILLE, TEXAS

Frontage and entrance at the end of paved Ellis Road, approximately 4± miles east of Beeville. 60± miles northeast of Corpus Christi, 108± miles southeast of San Antonio and 191± 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

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