

EL INDIO CAGE RANCH



15,963+ Acres
FM 2644
Carrizo Springs, TX 78860

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

This ranch has a rich heritage, owned and operated by the same family since 1939. This well-known cattle/hunting ranch was part of a purchase made by Jim Cage and Jim West, and was once home to the largest trophy whitetail deer taken in the state of Texas. Along with monster bucks, the ranch has numerous lakes that offer world-class bass fishing. The ranch is nestled in amongst other large ranch holdings, giving one the ultimate wild and uninhabited feel.

IMPROVEMENTS

Having been a large cattle operation, the ranch offers two good sets of cattle pens and excellent perimeter fencing and cross-fencing. The west and south side are high fenced with the north and east boundary low fenced. The roads are in excellent condition designed to be able to get across the ranch in a timely manner. There is one quonset hut metal building and one railcar that are used for storage.

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WATER

For a ranch this large in this part of the world, it is very well watered. Over 12 lakes are present from 2± acres on up to 30± acres in surface area. The Maverick County Irrigation Canal borders the western side of the ranch for 11.4± miles. The canal supplies 4 tanks with water which are great for both wildlife and cattle. Eagle Pass Municipal water has points in two locations supplying two different hunting camps and several water troughs with good water.

TERRAIN/VEGETATION

The ranch has gently rolling terrain throughout. This terrain offers great vistas of old Mexico and allows for excellent runoff to the large lakes. Elevation ranges from 774± feet ASL to 853± feet ASL. This property has all the necessary browse to grow very large deer and has had an abundance of wildlife. Brush species include: Black Brush, Guajillo, White Brush, Persimmon, Tasajillo, Guayacon, Kidney Wood, Prickley Pear and Huisache, Large Mesquite trees are found in the drainage areas with smaller mesquite spread throughout the ranch.

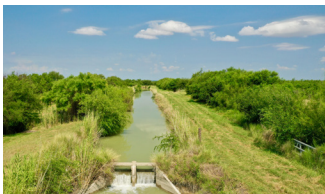
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WILDLIFE

The ranch is located in the heart of the native 'Big Deer Country'. The property offers free range deer hunting at its finest, home of the Tom McCullough buck, and Boone & Crockett lists it as the one-time record holder for the largest typical buck ever killed in Texas. The ranch has continued to produce native monsters year in and year out. Strong genetics, excellent brush and water distribution mixed with good management make this property a consistent Boone-Crockett producer. Along with superior whitetail deer hunting, the ranch boasts world class bass fishing producing several 10 lb. bass over the years. These lakes also offer excellent seasonal duck hunting. In good years, quail hunting is top notch with sparse open grass/brush areas. Wildlife includes Whitetail deer, turkey, quail, dove, javelina, hogs, mountain lion and varmints.



MINERALS

Surface only sale. There are only 3 producing oil wells.

TAXES

Agricultural exemption.

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LOCATION MAP



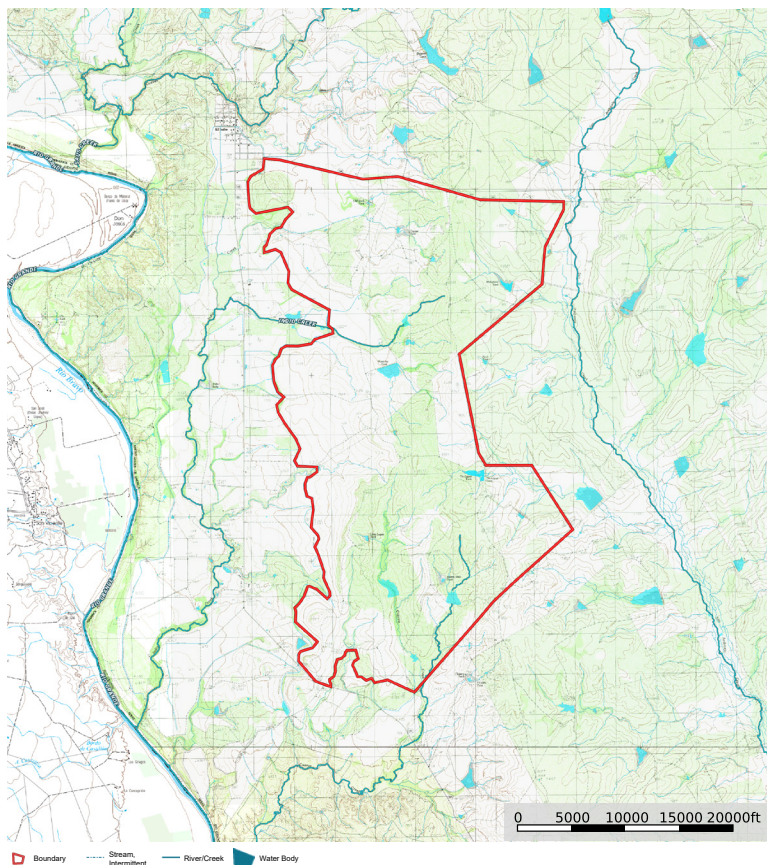
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Boundary Stream, Intermittent River/Creek Water Body

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TOPO MAP



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The ranch is located .5± mile southeast of El Indio, 18± miles southeast of Eagle Pass, 23± miles west of Carrizo Springs, and 135± miles southwest of San Antonio, TX. The ranch fronts on FM 2644 for 4.7± miles on its north boundary and has .65± miles of frontage on FM 1021 on the southwest part. Airport: Maverick County Memorial International Airport (5T9) is 8 miles north of Eagle Pass and has a 5506 ft. runway.

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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Robert Dullnig

Broker Associate

210.213.9700

DullnigRanches@gmail.com

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