

LTX RANCH



1,000+ Acres Zavala Co.
FM 187
Batesville, Texas

 Kuper
Sotheby's


DULLNIG
RANCH SALES



DESCRIPTION

Here is a high fenced ranch ready to enjoy today, with desirable improvements including a high fenced perimeter, graded road system, and an attractive barndominium. This area of South Texas area is renown for its native wildlife including large whitetail deer because of the diversity and quality of brush.



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IMPROVEMENTS

The LTX Ranch features a generous 2,280± square foot, 5-bedroom, 3-bathroom metal barndominium that was built in 2007. It has a spacious, open feel and high, vaulted ceilings and the ambiance of a lodge with its wood interior. Outdoor entertaining is accommodated with a long covered porch and a detached fire pit with built-in seating for entertaining plus a concrete slab used for a sport court, also ideal as the foundation of another building.



RANCH IMPROVEMENTS

There is a generous 120± square foot walk-in cooler for keeping game cool in the summer. There is a 480± square foot carport for extra shade attached to the metal barn that is great for additional storage or the option for a workshop.



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TERRAIN-SOILS

The terrain is gently sloping with the highest point being in the middle of the property. Yologo-Hindes soil is the most common soil found on this ranch and is perfect to support wildlife or grazing.

WILDLIFE

Whitetail deer, dove, quail, turkey, wild hogs, and other typical native species can be found on the ranch.

WATER

There is one electric water well that provides water to the house, pond, and troughs. There is a small pond located at the back of the property that gets filled by an electric well.





MINERALS

None. Owner does not own any minerals.

INCLUSIVE

All hunting blinds, game feeders, troughs, corrals, and gates will convey with the sale. The tripod blinds will not convey.

TAXES

Exempt.



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1,000± ACRES ZAVALA COUNTY BATESVILLE, TEXAS

There are 4,300± feet of frontage on RM/FM 187 just northeast of Batesville, the ranch is just over one hour from metro 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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