

# PENDENCIA RANCH



**2,242+ Acres Dimmit Co.  
Hwy. 277  
Carrizo Springs, Texas**

 Kuper  
**Sotheby's**

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



## DESCRIPTION

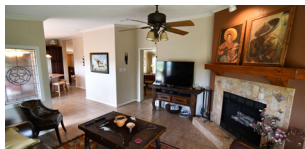
This ranch is located in the heart of big deer country and also provides premier habitat for quail with primarily sandy soils and mottled brush. It is not often you have the opportunity to buy a ranch with sandy soils like this in Dimmit County because not many of them come up for sale. Owned and operated by the same family since the early 1900's this ranch is set up with a great road system, very usable improvements, good distribution of water and plenty of paved road frontage.



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## IMPROVEMENTS

There are 2 sets of improvements. The main house has been totally remodeled and has 4 bedrooms, 3 bathrooms, a large kitchen, dining room, living area, and a scenic back deck that overlooks a nice pond. Next to the main house is a 2,700± square foot insulated, concrete floored barn adjoined by a 2,000 square foot covered shed. The barn has easy drive-through roll top doors on either end. There is a hunter's camp that has a 5-bedroom 3-bathroom mobile home. The property is entirely high-fenced and there is cross fencing of standard barbed wire. There is a set of cattle pens near the hunters' camp and also dog kennels near the barn at the main house.



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## **WATER**

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The ranch is well watered with 5 ponds and 3 currently active water wells (2 more water wells can be made active) that service 7 water troughs. The pond at the main house is supplemented by a water well and is stocked with catfish and bass.



## **WILDLIFE**

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This area is known for producing large whitetail deer and this property has everything in place to grow them. Along with deer are turkey, blue and bob white quail, dove, varmints and Javelina.





## VEGETATION/SOILS

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The ranch has all the necessary browse and brush species to grow large whitetail deer. The primarily sandy soils covered in native grasses with mottled brush is the ideal habitat to support and hunt quail. Brush species includes but is not limited to Guajillo, Black Brush, White Brush, Prickley Pear, Brazil, Persimmon, Granjeno and Woolly Bucket Bumelia Lotebush, Catclaw, Texas persimmon, Vine Ephedra, Forestiera, Hogplum, Cenizo, Lantana, Wolfberry, Tasajillo, Palo Verde, & Guayacan. This ranch has an impressive stand of native grasses and offers great livestock grazing opportunities as well as hunting.

## MINERALS

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Negotiable. Please contact Broker for details.

## TAXES

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\$3,300+/- per year. Ag exempt.



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## 2,242± ACRES DIMMIT COUNTY CARRIZO SPRINGS, TEXAS

There is 2.3± miles of frontage on Hwy 277 and the ranch is located 13± miles northwest of Carrizo Springs, 30± miles east of Eagle Pass, 130± miles southwest of San Antonio, 205± miles southwest of Austin and 320± miles west 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](http://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

[Click here to view map](#)

### VIDEO

[Click here to view video](#)

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DULLNIGRANCHES.COM](#)**

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