

CHI RANCH



780+ Acres Zavala Co.
FM 1436
Uvalde, Texas

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

This property offers a good mixture of hunting, farming and equestrian opportunities. The attractive improvements adapt as a full time residence or a weekend getaway with generous space and options for entertaining. There is paved access and you are only 20± minutes from the town of Uvalde which has all the amenities one would need.



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IMPROVEMENTS

The handsome main home is highlighted by a Great Room with Saltillo tile floors, stone accent walls integrating a fireplace, and exposed timber beams and trusses in a wood lined ceiling. One end features casual dining and a sunken wet bar. The home includes 3 bedrooms/3.5 bathrooms, kitchen with stainless steel appliances and glass cooktop, formal dining room, and utility room. Through sliding glass doors off the living room is an inviting pool with natural rock scape edging integrating waterfalls and a hot tub. The other side of the pool from the main house includes 4 guest casitas each with their own bathrooms. A short walk from the main house is a 3 bedroom/2 bath nice modular home currently being used as a foreman's house. The main horse barn has an office, maid station, 4 horse stalls with connected outdoor runs and plenty of storage space. There is an option to add 4 portable horse stalls to the main barn which would make a total of 8. A second horse barn has 8 stalls each having their own fenced runs. Also at the headquarters is an equipment barn with a shop and connected apartment. Other improvements on the property include 2 large hay barns, 2 modular homes, several storage buildings and 2 rental houses.





RANCH EQUIPMENT

Please ask Broker for a list of ranch equipment that could be conveyed.

WATER

The ranch is very well watered having a total of 5 water wells. 3 of the water wells are irrigation wells that are in the Carrizo Aquifer. One of the irrigation wells is powered by electricity, one is powered by a diesel generator and the third irrigation well is not currently operating. There are 2 domestic water wells; One fills up a large cistern which then supplies water to all the improvements as well as some smaller fields with drip irrigation. Mustang Creek traverses through the property on the northern end and will run water during wet times.

TERRAIN/VEGETATION/FARMLAND

230± acres of the property has a good mixture of native brush species along with regrowth brush. There are 6 pivots which can irrigate a total of 235± acres of farm land with the largest pivot covering 115± acres. There are several smaller fields that total 60± acres which are set up for drip irrigation. The remainder of the property is majority dryland farm. As part of the Winter Garden Region of South Texas, the crops and plants that have been grown on this property include olive trees, lavender, aloe vera, cucumber, sunflowers, spinach, wheat, hay grazer and Coastal hay. This is very productive farmland and there are many options on what can be grown.



WILDLIFE

The 230± acres of brush with Mustang Creek running through it provides ideal habitat for whitetail deer. The farmland is great for dove hunting and could very easily be turned into a dove operation. Along with whitetail deer and doves are quail, turkey, hogs, varmints and much more.

MINERALS

Negotiable. Call Broker for details.

TAXES

Ag exempt.



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780± ACRES ZAVALA COUNTY UVALDE, TEXAS

There is of paved road frontage on FM 1436. The property is located 4.5± miles NE of La Pryor, 19± miles S of Uvalde, 100± miles SW of San Antonio, 175± mile SW of Austin and 290± miles W of Houston.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: rec.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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