

# MYERS LLANO RANCH



**975± 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 this combination in Dimmit County, as 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.

## 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 joining a 2,000± square foot covered shed. The barn has easy drive-through roll top doors on either end. The property is high-fenced on 3 sides, with the west fence being standard height field fencing.

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

## **WATER**

---

The ranch is well watered with 3 ponds and 2 currently active water wells. The pond at the main house is supplemented by a water well and is stocked with catfish and bass. There are several troughs throughout.



## **WILDLIFE**

---

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, javelina varmints and more.



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





## **VEGETATION/SOILS**

---

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, Guayacan, White Brush, Prickley Pear, Brazil, Persimmon, Granjeno, Lotebush, Catclaw, Texas persimmon, Vine Ephedra, Forestiera, Hogplum, Cenizo, Lantana, Wolfberry, Tasajillo, Palo Verde and Woolly Bucket Bumelia. This ranch has an impressive stand of native grasses and offers great livestock grazing opportunities as well as hunting.

## **MINERALS**

---

Surface Sale Only. There is production on the ranch. Call broker for details.

## **TAXES**

---

Ag exempt. See Broker.

# MYERS LLANO RANCH



## 975± 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](#)

**[CLICK HERE TO VIEW ON  
DULLNIGRANCHES.COM](#)**

**Robert Dullnig**

Broker Associate

210.213.9700

[DullnigRanches@gmail.com](mailto:DullnigRanches@gmail.com)

Kuper Sotheby's International Realty is an RBCU company © MMXVII Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC.

 Kuper  
**Sotheby's**

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