

HIDEAWAY RANCH



3,150+ Acres
Frio & Zavala County
Dilley, Texas

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

The Hideaway Ranch is one of the finest turn-key offerings we have seen hit the market in South Texas. Located just over an hour SW of San Antonio, in highly sought after Frio and Zavala Counties, this incredible ranch offers a trophy native deer, Leona River frontage, well maintained and functional improvements, and minerals in the highly productive Eagle Ford Shale play.



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IMPROVEMENTS

The ranch headquarters includes a 6,000± square foot, 4 bedroom/3.5 bath main house which was built in 1932 and totally renovated in 2010. The owners have also added on a beautiful great-room with lofty vaulted ceilings, perfect for entertaining with a wet bar, pool table, and attached office space. Next to the main house is a fully enclosed large metal barn with interior 3 bedroom guest quarters, commercial ice-maker, walk-in cooler, deer cleaning station, and much more. There is also a large equipment pole barn and set of cattle pens adjacent to the enclosed barn. The ranch has an excellent road system throughout, and approximately 2,000± acres is high-fenced, with the remaining 1,150± acres being low-fenced to the river.



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WATER

The ranch has excellent water infrastructure with 2 high-volume Carrizo water wells which supply water to the headquarters and across the ranch via miles of buried poly-pipe. Just north of the headquarters is a beautiful 5± acre lake which has been stocked with bass and catfish and draws in large numbers of water fowl during the winter months and is able to be kept full year-round with the nearby Carrizo well. There are also multiple stock ponds and concrete troughs across the ranch which are serviced by 7 domestic water wells, assuring that wildlife and livestock never have to travel far for a drink. The ranch also enjoys 3.5± miles of Leona River Frontage which forms the southern boundary. A small spillway has been constructed along the river which creates a nice water feature when the river is flowing. There is a 4± acre frack pond which supplies water for the drilling operations on the ranch, however it was constructed with gentle slopes allowing for a poly liner to be completely buried, assuring that it will always hold water and can be converted into another recreational lake once it is no longer needed for drilling. Aside from the oil production, the owners enjoy another lucrative revenue stream from water sales to the oil companies during their drilling operations.



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TERRAIN

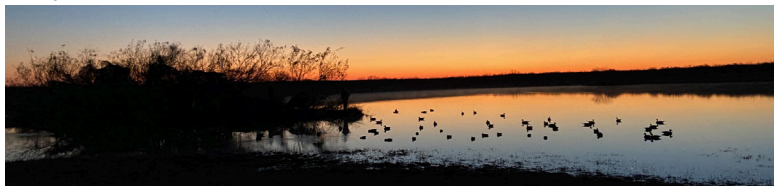
The Hideaway has a great mix of diverse terrain ranging from rolling Guajillo hills on the north end of the ranch, which offer some stunning long-distance views of the surrounding sea of brush, to fertile bottom land along the river studded with countless large Live Oaks, Cedar Elms, and other hardwoods. There is approximately 140± Ft. of elevation change across the ranch, with elevations ranging from 720 - 580± Ft. above sea level. The ranch has a great mix of open pasture to brush providing for excellent quail habitat, and the owner has cleared multiple food plots, some of which are irrigated.





WILDLIFE

The trophy native deer herd on the ranch has been expertly managed for several decades and has consistently produced trophies in the 170-200 B&C range every season, along with a few deer over 200 B&C! There has never been any outside deer introduced to the ranch, these are all-natural South Texas whitetail which is a rarity these days! The deer enjoy a steady diet of protein and cotton-seed and the herd density has been kept in check year after year. The ranch is currently under a MLDP Level III status. The northern 2,000± acres of the ranch are under high-fence, where the majority of the deer management program is focused, with the remaining 1,150± acres being low-fenced to the Leona River allowing for plenty of country to let those “trigger-happy” friends or clients do their hunting! There is a healthy population of Rio Grande Turkey along the river and slough bottoms, and the ranch typically holds good numbers of quail and offers solid dove hunting every season.



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MINERALS

Some minerals may be negotiable (contact broker for more details). Aside from 2 pad-sites on the SW portion of the ranch, all drilling sites have been limited to the eastern boundary of the ranch and are accessed from Leona River Road and are all fenced off from the ranch which significantly limits any truck traffic on the property.

RANCH EQUIPMENT / FURNISHINGS

This property is being sold as a total turn-key operation. Aside from a few personal effects and art-work, all furnishings, rolling stock, equipment, deer blinds and feeders will convey with the sale. Contact broker for a detailed list.

TAXES

Contact broker.

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MAP



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3,150 ACRES FRIO & ZAVALA COUNTY, DILLEY, TX

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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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