

# LEONA VISTA RANCH



**440± Acres Frio County**  
**CR 4440**  
**Pearsall, Texas**

 Kuper  
**Sotheby's**

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



## DESCRIPTION

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This is a turn-key first-class hunting ranch located less than one hour from San Antonio. The improvements are set up for entertaining, the deer herd has been intensively managed for years plus there is no shortage of water and good brush. An added bonus to this ranch is the Leona River frontage which provides a unique location for the headquarters nestled between ginormous Live Oak and Cedar Elm Trees.



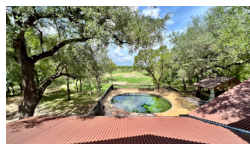
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## IMPROVEMENTS

The main house has 4 bedrooms and 3 bathrooms, a large living area with an open concept connected to the dining room and kitchen. The back porch, which is shaded by the huge oak trees, combines with a pool, covered cooking pavilion, and a short walkway to the game room. The game room has a wraparound bar, 1 bathroom and storage room. There is a detached garage that includes a bunk room by the headquarters. A short drive from the main house is a newly remodeled 3 bedroom/ 2.5 bathroom guest house, barn and game cleaning area. The barn has 2 fully enclosed bays with overhead doors, a workshop and walk-in cooler. The concrete floor of the enclosed portion of the barn extends to a large 3-sided equipment and vehicle storage. The lighted game cleaning area is next to the barn and has a door leading to the walk-in cooler.





## RANCH IMPROVEMENTS

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At the big pond is a fishing dock, large rope swing and a bridge for driving UTVs over the water. Next to the big pond is the gun range which has an elevated covered shooting pavilion. There are executive blinds and feeders, a large grain silo and a list of rolling stock and equipment that can be conveyed. (Please call Broker for details).

## WATER

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This ranch is very well watered. There are 3 constant level bodies of water with the largest being nearly 2± acres in size. There is underground pipe to 4 different food plots, 2 of which are set up with irrigation sprinklers and the other 2 available to set up if desired. There are 2 working water wells on the property, but only one is currently being used.



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## WILDLIFE

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There is a first-class whitetail deer herd that has been intensively managed and improved over the years. They are expecting to have several bucks scoring well over 200 in B&C this year. Along with the whitetail, other native game includes turkey, dove, quail, javelina, wild hogs, migrating waterfowl and varmints. Exotic species on the ranch are Red Stag and Axis deer.



## VEGETATION/ TERRAIN

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The ranch has all the necessary browse to grow large whitetail deer and the highly sought after red sandy soils. The Leona River is lined with huge Live Oak, Cedar Elm and Hackberry trees. There are first growth mesquite trees throughout and other native brush species present includes Guajillo, Black Brush, Guyacon, Granjeno, White Brush, Persimmon, Prickley Pear, Cenisa, Huisache and Twisted Acacia.



## MINERALS

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Surface only. There is no production on the ranch.

## TAXES

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Please see Broker.





## **440± ACRES FRIO COUNTY CR 4440, PEARSALL, TX 78061**

12+ miles southwest of Pearsall, 12+ miles northwest of Dilley, 65+ southwest of San Antonio, 145+ miles south of Austin, 270+ west of Houston.

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### **MAP**

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