

OZONA-SONORA OFF THE GRID RANCH

947± Acres Crockett County
Taylor Box Road/CR 101
Ozona, Texas

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

Get "Off the Grid", "Off Your Cell" and "Back to Basics" with this low maintenance hideaway ranch. Enjoy the convenience of utilities, but also have the comfort of knowing you can be self-sufficient, versus commercial utility dependent, with solar energy and rainwater catchment systems to the extent you desire. This ideal hunter's retreat is located minutes south of IH-10 and offers great infrastructure to further develop your unique ranch preferences.



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IMPROVEMENTS

A very charming wood with metal roof ranch 1,200 square foot 3 bedroom / 2-bathroom cabin is designed in a U-shape around a covered porch. Surprisingly modern details in the open interior include a wood paneled ceiling with architectural lighting and fans, wood floors and stucco walls in the living/dining room with kitchen alcove. Off one side is a bedroom and bath and off the other side is the split master bedroom with windows on 2 sides and large bath with tub/shower and furniture style cabinetry with sink. The home is ready for some finishing touches in the kitchen and bath. The perimeter uses line posts, T-posts and metal field fencing. All 11 blinds and feeders and a 4-person, 7x10 decked out hunting blind all convey to purchaser.

WATER

There is one water well and a water catchment system with a 5000-gallon cistern.



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WILDLIFE

Whitetail deer, turkey, quail, dove, and a few exotics.

VEGETATION

The level to rolling terrain with scenic hills and native vegetation typical of the Edwards Plateau region area include scattered hardwood trees, desert willow, creosote bush, Mesquite, cholla and native grasses.

UTILITIES

Southwest Texas Electric Coop & solar.

TAXES

\$400± (2021).



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947± ACRES CROCKETT COUNTY TAYLOR BOX ROAD/CR 101

From IH 10, east of Ozona, travel south on CR101 / Taylor Box Road. Exit 372 for approximately 16.75 miles to a short easement for ranch access. The CR101/IH 10 intersection includes a fueling station, RV Park and motel. Minutes west, Ozona includes hotels, restaurants, groceries stores and the Ozona Country Club with 9-hole course. Ozona Municipal Airport is located 1 mile north of Ozona and has a 6,003 ft. runway.

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

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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