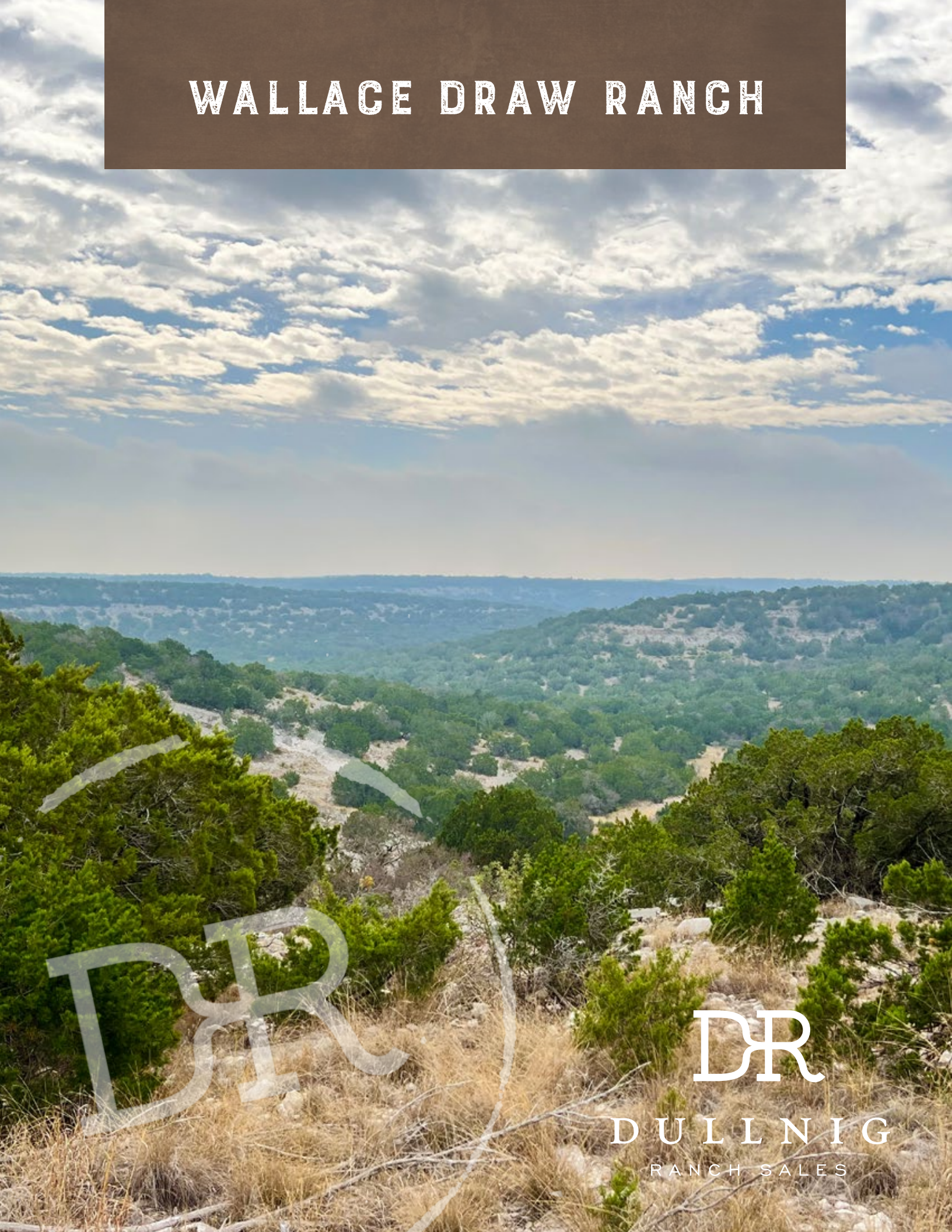


WALLACE DRAW RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Here is an opportunity to own a ranch in the western part of the Texas Hill Country with breathtaking views, great infrastructure and impressive native and exotic wildlife herds. The road system, high-fenced perimeter along with the distribution of water and power provides someone an incredible head start to making this ranch their own.

IMPROVEMENTS

There are no structural improvements but there is power on the property in several locations. The building sites with serene hill country views are limitless. The entire ranch has a high-fenced perimeter.

WATER

This ranch is very well watered with 16 different water troughs and 3 wildlife ponds which are all supplemented from 2 water wells. The 2 wells are both powered by electric submersible pumps. There are 2 additional water wells that are not currently being utilized.

4,500± Acres

Edwards County



4,500± Acres
Edwards County



WILDLIFE

The impressive wildlife herd has been managed and supplemented with feed for many years. Both native and exotic wildlife species are abundant on this property and include Whitetail deer, Turkey, Scimitar Horned Oryx, Elk, Blackbuck Antelope, Sika Deer, Mouflon, Fallow Deer, Quail, Dove and Black Bear have even been seen.

TERRAIN/VEGETATION

There is over 385± feet of elevation change which offers spectacular views of the Hill Country throughout. Areas of land have been selectively cleared of cedar allowing the native grasses to flourish and the hardwood trees to be highlighted. The ranch is loaded with Live Oaks and there are Spanish Oaks, Shin Oaks and tons of Pinion Pine trees.

4,500± Acres
Edwards County



***4,500± Acres
Edwards County***



HISTORY

There are ruins of an old homestead on property along with an engraving on a nearby rock. The Native American Indians inhabited this area for many years and artifacts can be found throughout the property.

MINERALS

Negotiable. Contact Broker for details.

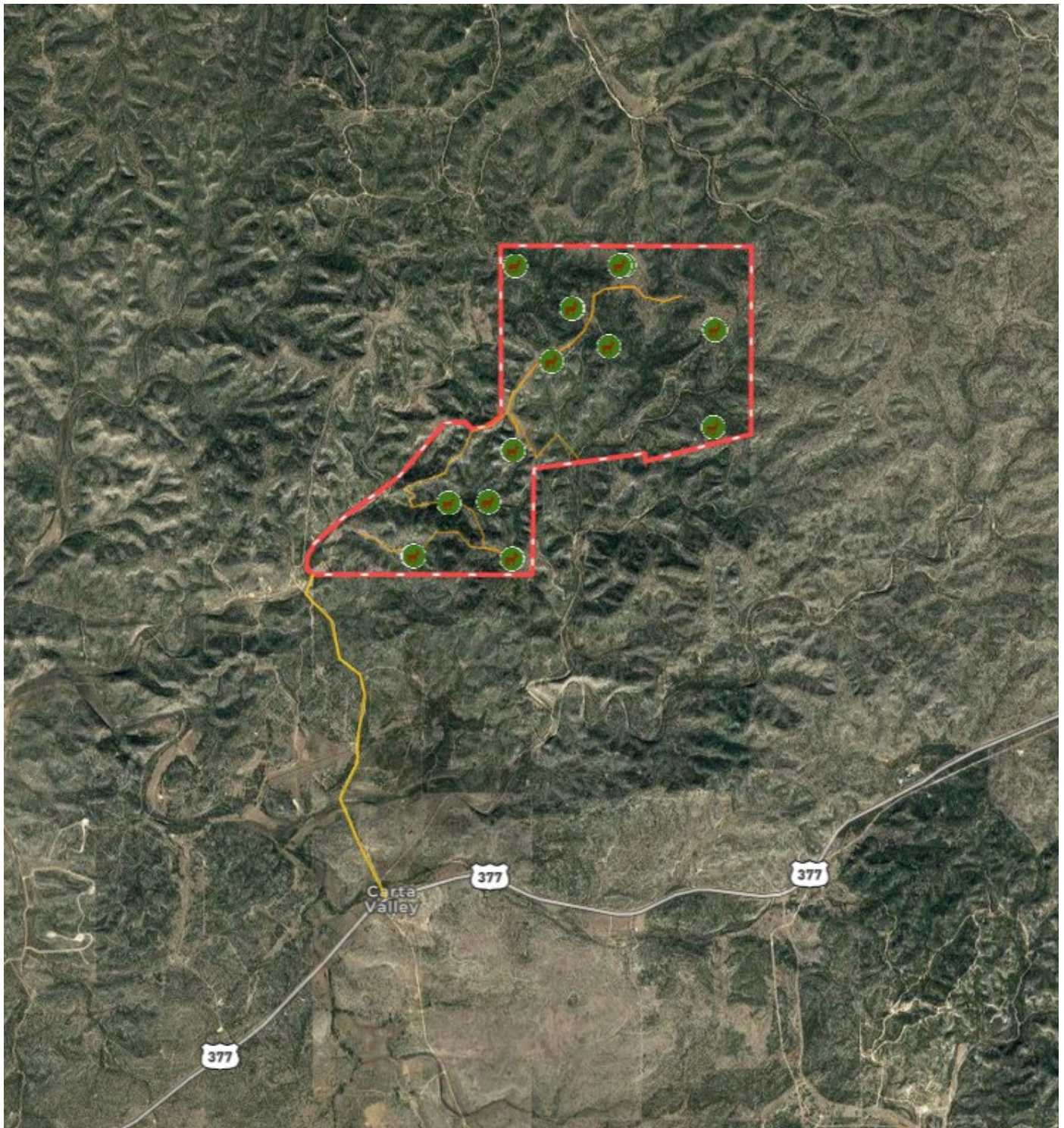
TAXES

Negotiable. Contact Broker for details.

4,500± Acres
Edwards County

MAP LINK

[Click here to view map](#)



4,500± Acres
Edwards County



4,500± ACRES EDWARDS COUNTY HWY. 377 ROCKSPRINGS, TX 78880

The access is via a 3.3± miles easement off of Hwy. 377. The entrance to the easement is 40± drive miles SW of Rocksprings, 37± drive miles N of Del Rio, 175± drive miles W of San Antonio, 215± drive miles W of Austin and 370± drive miles W of Houston.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

PROPERTY WEBSITE

[Click here to view website](#)

VIDEO LINK

[Click here to view video](#)

Robert Dullnig
Broker Associate of Dullnig Ranches

dullnigranches.com
Phone: 210.213.9700
Email: dullnigranches@gmail.com

6606 N. New Braunfels
San Antonio, Texas 78209

DR
DULLNIG
RANCH SALES

 Kuper | Sotheby's
INTERNATIONAL REALTY

Kuper Sotheby's International Realty is an RBFCU 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.