

RANCHING  
LIVESTOCK  
HUNTING  
RECREATION



# TULAROSA BAR 5

*An Outdoor Paradise*

**UNDER CONTRACT**

2,236± Acres in Brackettville, Texas

KINNEY COUNTY



Acreage. 2,236± Acres

Land Type. Southwest Texas Ranch  
Hunting, Livestock and Recreation  
Weekend, Seasonal or Full-Time

Tax Exemption. 1-d-1 Agricultural Use Tax Exemption Status

Location. 15± Minutes Northeast of Brackettville  
40± Minutes North of Uvalde and Garner Field Airport  
45± Minutes from Del Rio and Del Rio International Airport  
2± Hours from San Antonio and San Antonio International Airport  
3.5± Hours from Austin and Austin International Airport  
5± Hours from Houston and Houston International Airport


Access. Great location not far from historic Fort Clark Springs. Automatic gate entrance with easy access off Ranch to Market Road 334. Good road system and internal trails throughout.

Land. Diverse geology from one end of the ranch to the other. Transitions of South Texas, Hill Country and Brush Country landscapes. Elevations and overlooks display views of nearby Turkey Mountain and grassy pastures.

Water. Three (3) water wells with submersible pumps. One is electric and supplies the improvements, black poly storage tank, concrete water storage tank and multiple troughs. The other two are solar powered—one feeds into a stock tank near the northern boundary and the other feeds into a concrete water trough near the eastern boundary. Large stock tank in pasture is fed by the water well near the improvements.

Wildlife. South Texas whitetail deer, blackbuck, Rio Grande turkey, dove, bobwhite quail, javelina and more.

Power. Power is on the ranch.

Improvements.  Two Cabins

- Main cabin is a 2 Bedroom - 2 Bathroom loft style log cabin with a covered front and rear porch.
- Guest cabin is a 2 Bedroom - 1 Bathroom cabin with a small wood deck.



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- Improvements.
- ✧ Small wood frame shed on concrete foundation. Foam insulated, electric and water. Approximately 300± sq. ft.
  - ✧ Older barn
  - ✧ Fencing—the West, South and North boundaries are game fenced, while the East boundary is standard height.
  - ✧ Newer cross-fencing divides the ranch into three main pastures.
  - ✧ Cattle working pens

Vegetation. Live oak, cedar, persimmon, mesquite, black brush, guajillo. Brush, plant and grasses native to the transitions between the Hill Country and South Texas brush lands. Texas sage, prickly pear, sotol, mesquite mistletoe, smooth cordgrass, southern bulrush and more...

Notes. Tularosa Bar 5 gives great opportunity to enjoy hunting, sport shooting, or customize the ranch to favor your most favorite outdoor interests. Build a prosperous game ranch, or a place to get away for the weekend, seasonal hunting trips or maybe a future corporate hunting retreat.

### Most Unique Features of this Ranch.

Explore over 2,236± acres of Southwest Texas ranch land. Tularosa Bar 5 stretches a distance of 5± miles from end to end with so much opportunity in between.

Under Contract

**PRICE**

**\$4,990,000**

Contact Brandon Bownds, Broker

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