

AVAILABLE  
BIG WELLS, TEXAS  
RANCH HUNTING LIVESTOCK RECREATION

# SAUZ MOCHO CREEK RANCH



**BOWNDS  
RANCHES**

BRANDON BOWNDS, BROKER

**551.91± ACRES  
DIMMIT COUNTY**





Acreage. 551.91± Acres

Land Type. South Texas Ranch  
Hunting, Livestock, Recreation  
Weekend, Seasonal or Whenever

Tax Exemption. 1-D-1 Agriculture Use Tax Exemption

Location. Approximately 2 miles East of Big Wells, Texas — Dimmit County  
30± minute drive from both La Salle County Airport in Cotulla and  
Dimmit County Airport in Carrizo Springs—the best approach for  
travel between San Antonio and Laredo International Airports.

Access. Frontage on paved TX-85 and FM 468. All-accessible ranch with an  
excellent road system throughout.

Land. South Texas hunting land. Suitable for raising livestock. Great spread  
for outdoor recreation with family and friends. Level and gently rolling  
bottomland.

Water. Both sides of wet-weather Sauz Mocho Creek frontage. Dammed draw  
at the Southeast side of the ranch that creates a large tank for wildlife  
and livestock. Multiple stock tanks—one in particular that retains water  
very well.

Wildlife. Large body whitetail, turkey, hog, dove, quail, occasional exotic and  
waterfowl.

Power. Power is available on the ranch.

Vegetation. Majority of the ranch is studded with mesquite and blanketed with  
native brush and grasses

Soils. Multiple variations of fine sandy loam soils. Areas of the ranch are good  
for cultivation, pasture, range, woodlands and wildlife.



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Property is subject to prior sale, correction or withdrawal without notice.



Notes. Sauz Mocho is an exceptional hunting, livestock and recreation ranch. Though there are currently no residential structures located on the ranch, there are ideal sites for building a perfect hunting cabin or two.

Great potential for large body lake sites. Mesquites are always beneficial, for both wildlife and a great BBQ!

### Most Unique Features of this Ranch.

Explore over 551 acres of South Texas land. Sauz Mocho has great potential to be a working ranch, raising and running livestock or to enjoy the ranch and all its offerings. Outdoor adventure awaits.

AVAILABLE  
JUST REDUCED

**PRICE**

**\$1,579,000**

BRANDON BOWNDS, BROKER

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