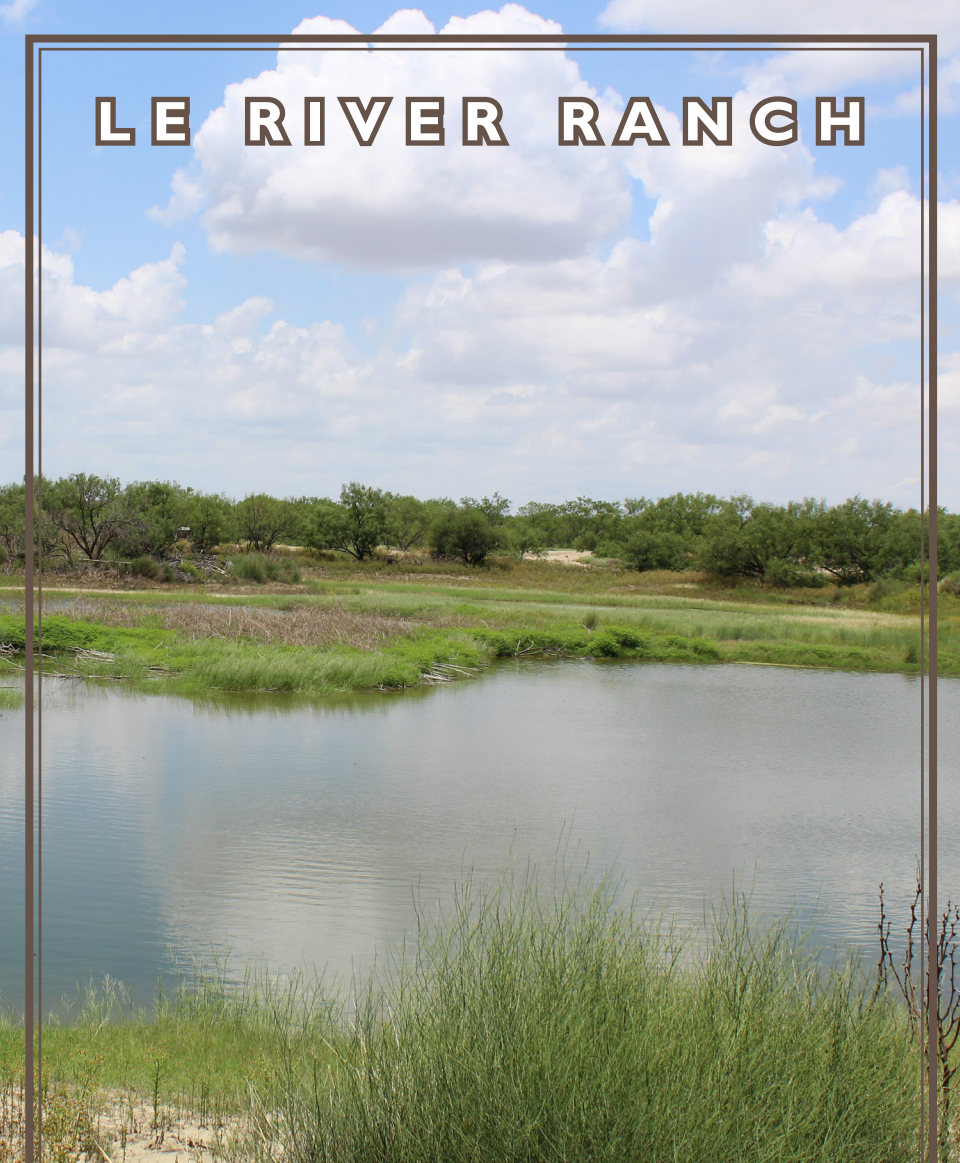


# LE RIVER RANCH



**1,050+ Acres Maverick Co.**  
**27702 FM 1021**  
**El Indio, TX 78860**

 Kuper  
**Sotheby's**

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



## DESCRIPTION

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Be ready to enjoy this hunting and fishing ranch from the moment you enter the front gate! Comfortable infrastructure provides a lodge and guest housing, while the terrain offers Rio Grande River frontage plus a stocked lake and ponds, all an attraction for an array of native wildlife. The improvements and careful management is evident, complemented by high fencing along the front and both sides.



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## IMPROVEMENTS

Main Lodge: The headquarters includes a lodge with great room to entertain, a large kitchen with dining island, and a recreation area with bar and pool table. It also includes a half bath and laundry room.

Motel: Seven individual suites with sitting area and private baths can accommodate your guests easily. A full length covered porch with timber columns offers protected entry to each room. An outdoor covered patio provides a connection to the lodge offering another space to entertain.

Home: There is one other home that is nearby that can be remodeled into a main home or improvements of choice.

Barn: Behind the lodge there is an open equipment barn with concrete floor that has carports along each side for implements and also includes a cleaning rack and winch system.



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## WILDLIFE

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With 3 sides high fenced and the lush Rio Grande River bottom land to the south, this ranch is the perfect environment for whitetail deer, mountain lions, hogs, javelina, ducks, quail, dove, and turkeys. The owner has in place a year around feeding program to include six 2000 lb. protein feeders, multiple cottonseed and seven corn feeders as well as seasonal bird feeders. To convey also are 7 elevated hunting stands and numerous ground blinds for bird watchers and bow hunters. The MLDP III Program offers an extended whitetail deer season.

## WATER

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This ranch offers a rare amount of water features for south Texas. Near the headquarters is a 10± acre stocked lake with deck. For great migratory waterfowl, there are 2 other ponds. The Ranch conveys with 570± canal acre feet of water rights per year. Current reservoir and food plot usage is only 200-300± acre feet per year, leaving the balance for more usage or to sell. Water can be used for irrigation to the ponds and fields. There is a small amount of flood plain along the river.



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## **TERRAIN-VEGETATION**

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The level terrain includes a well maintained road system. Roads have been improved and kept by the Texas Border Patrol with the agreement of accessing the ranch. Stands, feeders and water sources are easily accessible from the roadways. A major cool factor on the next door property is a Tethered Aerostat Radar System, or TARS, that is a huge blimp used by Customs and Border Protection to scan the skies for suspicious aircraft activity along the border. This is one of 3 that monitor the Texas border, the others being in Marfa and Rio Grande City.

## **MINERALS**

Surface sale only.

## **TAXES**

Contact broker.



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## 1,050± ACRES MAVERICK COUNTY EL INDIO, TEXAS

The ranch is 10± miles from El Indio, 26± miles from Eagle Pass, 85± miles from Uvalde, 170± miles from San Antonio, 240± miles from Austin and 361± miles from Houston, Texas. Maverick County Memorial International Airport (5T9) is 8 miles N of Eagle Pass and has a 5506 Foot runway. Activities: The Kickapoo Lucky Eagle Casino and Hotel is just outside Eagle Pass city limits, a 20± minute drive. Eagle Pass was formerly historic Fort Duncan that was established in 1849 and is now a museum.

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](http://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

[Click here to view map](#)

### VIDEO

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