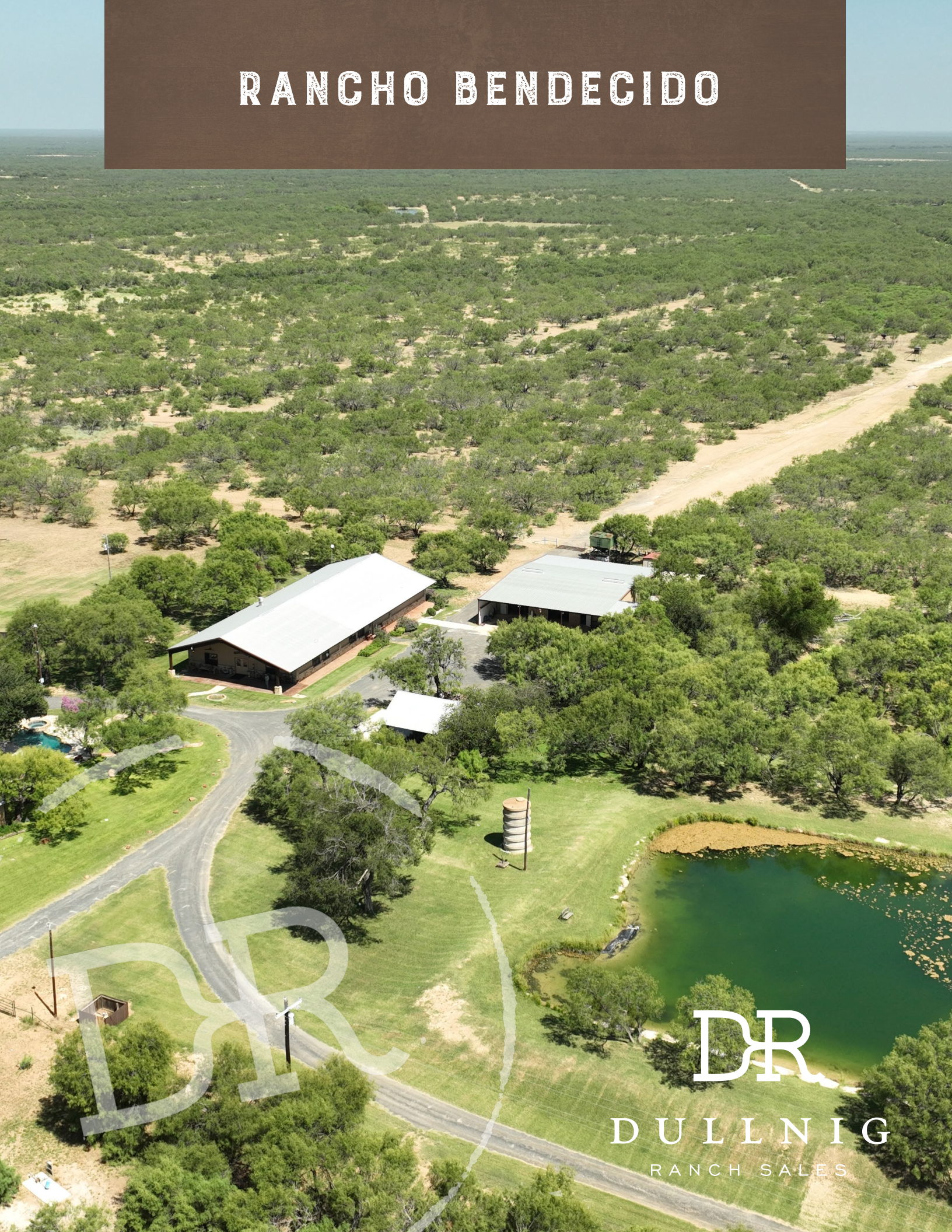


RANCHO BENDECIDO



DR

DULLNIG
RANCH SALES



DESCRIPTION

Rancho Bendecido is an exceptional turn-key South Texas Ranch, ready for immediate enjoyment. With a top-notch deer herd, excellent bird hunting, thoughtfully constructed improvements ready for entertaining, and an abundance of water, this ranch has been well taken care of. This property would make an ideal family hunting retreat and could also be a commercial hunting operation, if one desired.

IMPROVEMENTS

The ranch headquarters are nicely manicured and have ample amenities. The main house is 6-bedrooms, 6-bathrooms with an attached carport plus a pool in the courtyard. A short walk from the main house is the 7,000± s.f. lodge with 9-bedrooms, 9-full bathrooms, and 3 half-bathrooms. The Great Room in the lodge has a living area, a game area including pool table, shuffleboard, card table, and a wet bar. There is a large commercial grade kitchen with a serving nook plus a separate service bathroom. Connected to the kitchen is the dining room, which currently seats 26, with space for more if needed. Each of the 9 bedrooms has its own private en-suite bathroom, while the two half-bathrooms are located near the common areas. Additionally, a covered pavilion offers great outdoor living/dining space with a large fire pit, smoker, grills and a half bathroom. The barn is 2,500± square feet of enclosed and insulated space with two roll top doors. There are two 1,200± square foot awnings on each side of the barn which provide a space for game cleaning area, walk-in cooler and additional vehicle parking. Located a short drive from headquarters is a 2-bedroom, 2-bathroom mobile home, which serves as the foreman's house, along with additional storage space for equipment. There is a shooting range with targets out to 1,000± yards plus a pistol range and sporting clays station with three skeet throwing houses.

1,627± Acres

Dimmit-Zavala County

RANCH EQUIPMENT TO CONVEY

- 14 Executive Box Blinds
- 14 Bow Blinds
- 14 corn feeders
- 14 timer protein feeders
- 11 free choice protein feeders
- 6 quail feeders
- One feed silo
- One feed trailer

NOTE: There is a list of equipment and rolling stock that can be conveyed with the sale. Please contact broker for a copy of this list.



1,627± Acres
Dimmit-Zavala County

WATER

This ranch has an abundance of surface and subsurface water. There are 11 ponds/lakes with the largest being 4± acres in size when full. Six of these bodies of water including the largest lake and 12 water troughs are supplemented by the five water wells on the property. There is one Carrizo irrigation well which provides water to the three pivots and is believed to be 557± ft. deep, has a 9" casing and can produce 400± GPM. Two wells are located at the headquarters which are both believed to be in the Carrizo aquifer and are 507± ft deep. There is an older well at the foreman's house and the 5th well is in the pasture.

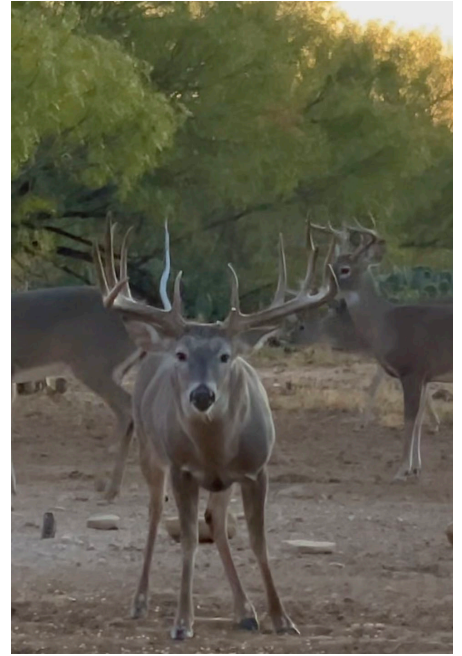


1,627± Acres

Dimmit-Zavala County

WILDLIFE

The deer herd has been intensively managed and improved, noting the ranch record whitetail scoring 295 B/C placing second in the 22' - 23' Los Cazadores contest. Over the years, this ranch has produced numerous bucks scoring above 200 B/C. The dove hunting is exceptional over the Milo field that is planted and watered each year by the three irrigation pivots. Along with the Whitetail and dove, other native wildlife species include quail, turkey, javelina, wild hogs, varmints and migrating waterfowl. Exotic species on the ranch include trophy Axis deer and Blackbuck antelope which provide bounty for hunters year-round.



1,627± Acres
Dimmit-Zavala County



VEGETATION

This ranch has all the desired browse to grow large whitetail deer and the current owner has roller chopped many areas of the ranch to help improve the habitat for all the wildlife. The brush species includes Black Brush, White Brush, guayacan, granjeno, persimmon, guajillo, tasajillo, prickly pear and many more. There are three pivots that irrigate a total of 50± acres that are usually planted in milo for attracting doves in the early fall and can also be planted in winter/spring crops for the deer. There are several cleared dryland food plots which can be planted in oats or other fall/winter crops as well.

TAXES

Ag Exempt.

MINERALS

Negotiable call broker for details. There is no active production on the ranch.

1,627± Acres

Dimmit-Zavala County

MAP

[Click here to view map](#)



1,627± Acres
Dimmit-Zavala County



1,627± ACRES DIMMIT-ZAVALA COUNTY

There is 4,450± feet of frontage on Hwy 277 and the ranch is located 9.5± miles NW of Carrizo Springs, 10± miles W of Crystal City, 125± miles SW of San Antonio, 180± miles NW of Corpus Christi, 200± miles SW of Austin and 315± miles W of Houston. The Dimmit County Airport is 12± miles from the gate.

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](#)

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DR
DULLNIG
RANCH SALES

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