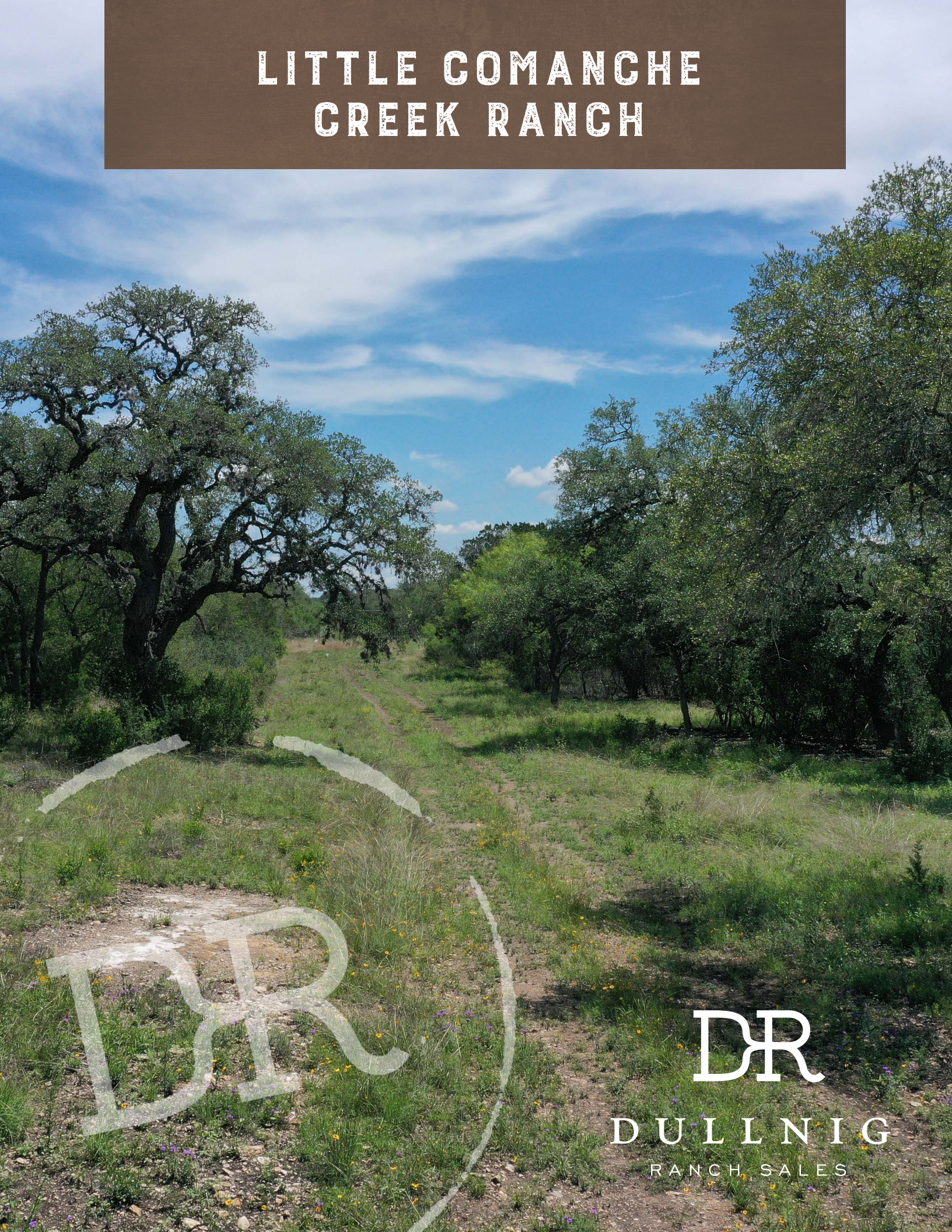


LITTLE COMANCHE CREEK RANCH



DR

DULLNIG
RANCH SALES



DESCRIPTION

In the heart of highly desirable Medina County, along the banks of Little Comanche Creek, is this impressive transition zone ranch with the features of both South Texas and the Hill Country. With a thorough road system, top-notch Whitetail deer genetics, and otherwise raw, undeveloped land, this ranch is primed for the improvements of your choice. The spacious views, established oak trees, great subsurface water, and a newly dug pond contribute to this property's potential.

IMPROVEMENTS

All fencing on the ranch is high game fence. An established road system traverses the entire property. Void of any structural improvements, there are boundless opportunities for tailoring this ranch to fit your vision.

1,111± Acres

Medina County



1,111± Acres
Medina County

WATER

The ranch has five Edwards wells; only one is currently operating and is run by a generator. It pumps to multiple troughs throughout the ranch. Four Edwards wells were recently drilled and just need solar or power. A newly completed pond of 1± acre in size and 10 feet deep, with a water line in place, adds a source of surface water for wildlife. Little Comanche Creek creates the natural eastern boundary of the property and holds pools of water during wet seasons. Also on the property are some fingers of Rancheros Creek. Both seasonal creek drainages provide good cover for wildlife and provide pools of water in wet times.



1,111± Acres
Medina County

VEGETATION

This ranch falls in the transition zone where the Hill Country and South Texas meet. Vegetation includes South Texas standards like guajillo, white brush, mesquite, prickly pear, and persimmons and typical Hill Country brush like cedar, granjeno, guayacan and agarita. Large oak trees are found throughout, especially along Comanche Creek.



1,111± Acres
Medina County



WILDLIFE

Previously part of “The Record Buck Ranch”, there continue to be outstanding Whitetail deer genetics on the ranch. Other wildlife include turkey, hogs, javelina, dove and other native animals; exotics such as red stag, Fallow, and Axis have also been seen on the property. The South Texas browse supplies the deer herd with ample food and the large oaks provide cover and roosting sites for turkey.

UTILITIES

Electricity is available along FM 1796.

MINERALS

Negotiable, owner believed to own 100%.

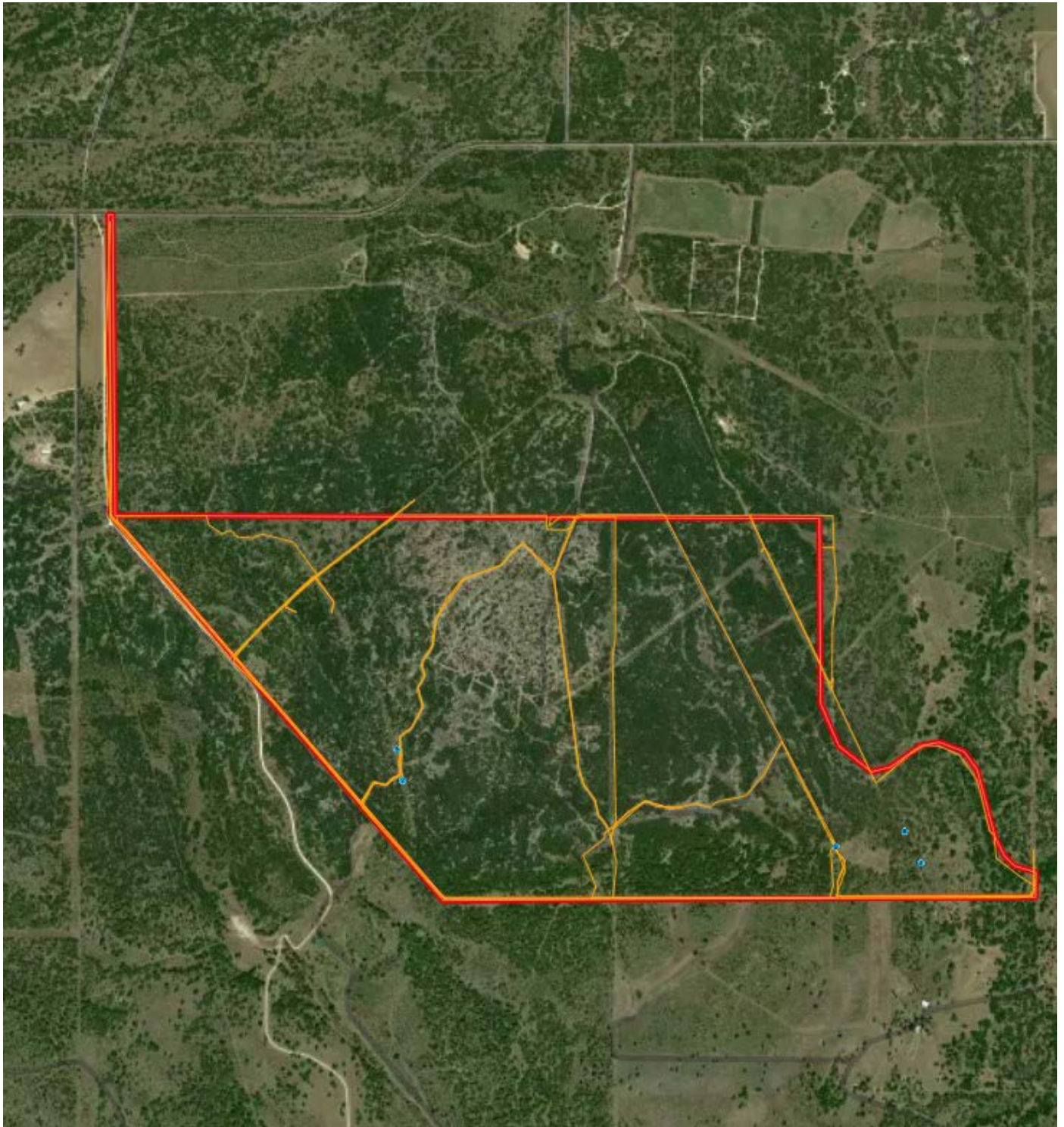
TAXES

TBA.

1,111± Acres
Medina County

MAP LINK

[Click here to view map](#)



1,111± Acres
Medina County



1,111± ACRES MEDINA COUNTY FM 1796 D'HANIS, TEXAS

The property is located 12± miles north of D'Hanis, 37± miles NE of Uvalde, and 48± miles NW of San Antonio. It is also a 15-minute drive from Utopia, and a short 30-minute drive from Garner State Park and the very popular Frio River. This ranch has 60 ft. frontage on FM 1796.

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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