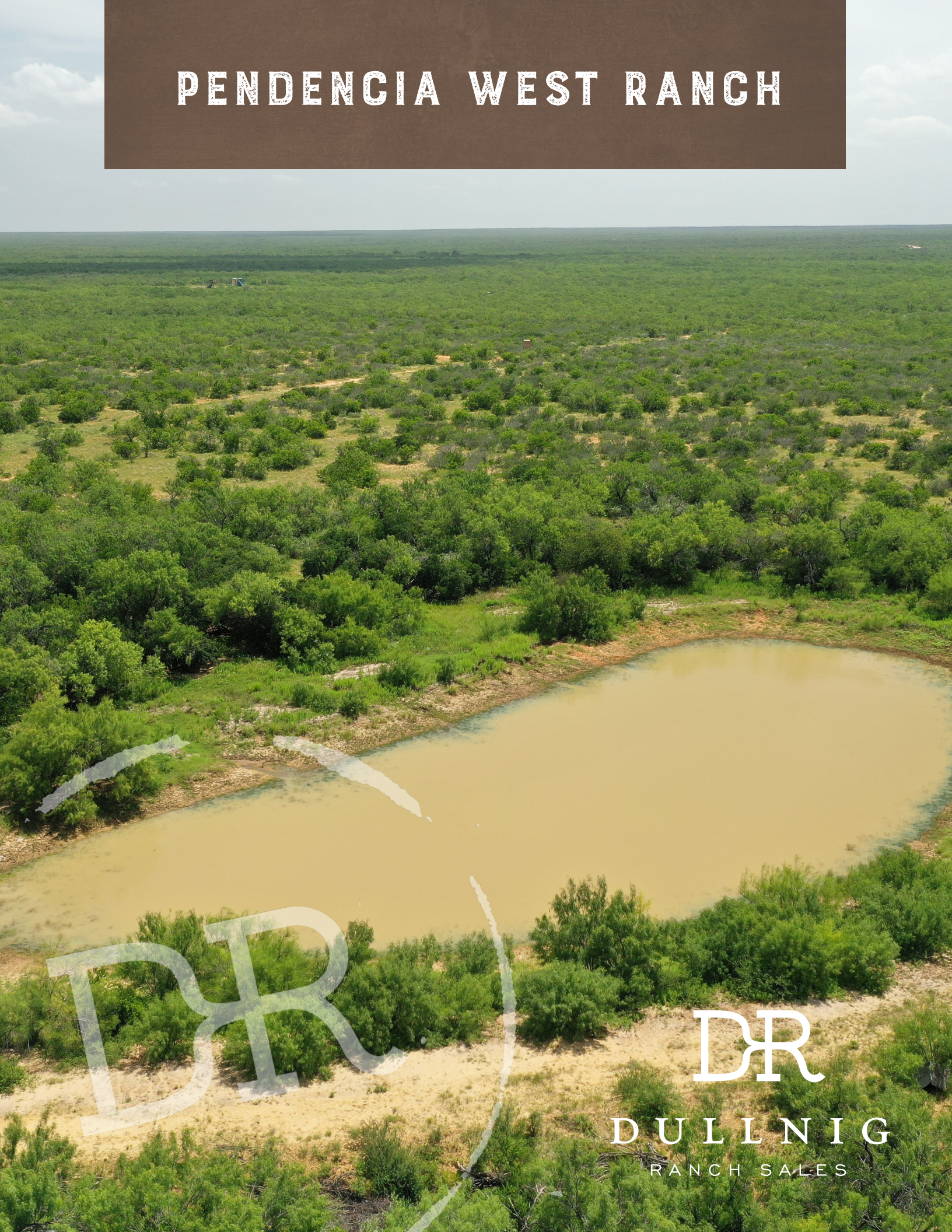


PENDENCIA WEST RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Pendencia West Ranch is located in the heart of big deer country and has superb untouched native brush species and highly sought after red sandy soils. It is not often you have the opportunity to buy a ranch owned and operated by the same family since the early 1900's. This ranch is set up with a great road system, very usable improvements, good distribution of water and plenty of paved road frontage.

IMPROVEMENTS

There is a hunter's camp that has a 5-bedroom 3-bathroom mobile home. The property is high-fenced on 3 sides and there is cross fencing of standard height barbed wire. A set of cattle pens are near the hunters' camp.

1,259± Acres

Dimmit County

WATER

There are two ponds on the ranch, one active water well and a second well that is not currently in use. Several water troughs are scattered throughout the property.



1,259± Acres
Dimmit County

WILDLIFE

This area is known for producing large whitetail deer and this property has everything in place to grow them. Along with deer are turkey, blue and bob white quail, dove, javelina, varmints, and more.



1,259± Acres
Dimmit County

VEGETATION/SOILS

The ranch has all the necessary browse and brush species to grow large whitetail deer. Brush species includes but is not limited to Guajillo, Black brush, Guayacan, White Brush, Prickley Pear, Brazil, Persimmon, Granjeno, Lotebush, Catclaw, Texas persimmon, Vine Ephedra, Forestiera, Hogplum, Cenizo, Lantana, Wolfberry, Tasajillo, Palo Verde and Wooly Bucket Bumelia. This ranch has an impressive stand of native grasses and offers great livestock grazing opportunities as well as hunting.



1,259± Acres
Dimmit County



TAXES

Agricultural Exemption.

MINERALS

None.

INCLUSIONS

Optional road maintenance equipment to include Caterpillar road grader and Caterpillar D4 High Track dozer with a ripper with acceptable offer.

1,259± Acres

Dimmit County

MAP

[Click here to view map](#)



1,259± Acres
Dimmit County



**1,259± ACRES DIMMIT COUNTY
HWY. 277
CARRIZO SPRINGS, TEXAS**

There is 2.3± miles of frontage on Hwy 277 and the ranch is located 13±miles NW of Carrizo Springs, 30± miles E of Eagle Pass, 130±miles SW of San Antonio, 205± miles SW of Austin and 320± miles W of Houston.

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](#)

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