

DRIFTWOOD RANCH

DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Driftwood Ranch, featuring the confluence of the Atascosa and Frio Rivers, is a one-of-a-kind turnkey property that has been meticulously cared for and operated by the same family for 100 years. Along with the confluence, this property features 2 + miles of steady flowing Frio River and is one and half mile away from the Choke Canyon Reservoir. The riverbanks are lined with hundreds of large oak, elm, and hackberry trees with hanging moss to create a beautifully surreal wilderness, a rare sight in South Texas. This parcel is lined with close to one mile of County Road 401 frontage.

IMPROVEMENTS

This parcel has a few storage sheds for various farming equipment and hay. There is city water and electricity to the property for all necessary building needs. Cross fencing has been put in place to manage cattle. There is an old river house that could be remodeled to the new owners liking.

406± Acres

Live Oak County



406± Acres
Live Oak County

WATER

Driftwood Ranch is a true Texas landmark with the historically significant confluence of the Atascosa and Frio Rivers. Along the east half of the property, the Frio River flows for $2\pm$ miles. Renowned Choke Canyon Reservoir is one and half miles away of the property and releases 33 cubic feet of water per second straight into the Frio; this state mandated flow of water is to ensure the constant flow of the Frio River, preventing dry spells. There are two water meters connected to this parcel.



406± Acres
Live Oak County

VEGETATION/TERRAIN

Driftwood Ranch has endless possibilities but is primarily used for hunting, grazing, and crop cultivation. The mixture of oak, elm, and hackberry trees along the riverbank creates a serene waterscape unlike any other in South Texas. The remainder of the property is filled with shrub brush common to South Texas for high quality deer and wildlife habitat. This property has been carefully managed to prevent overgrazing and to keep the soils in excellent condition.



406± Acres
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WILDLIFE

This low fenced ranch creates a wildlife haven and provides some of the greatest Whitetail deer, dove, duck, turkey, quail, and hog hunting in the state. Driftwood Ranch has had very low pressure hunting over the years, providing new owners with the opportunity to implement their preferred wildlife program. The brush habitat is well-suited and designed for all wildlife to thrive and has all the common shrub brush found in South Texas for excellent deer hunting. This property is one and a half miles away from Choke Canyon Reservoir where you can enjoy world class bass fishing and duck hunting, as well.

TAXES

Agricultural Exemption.

MINERALS

None.

BROKERS NOTES

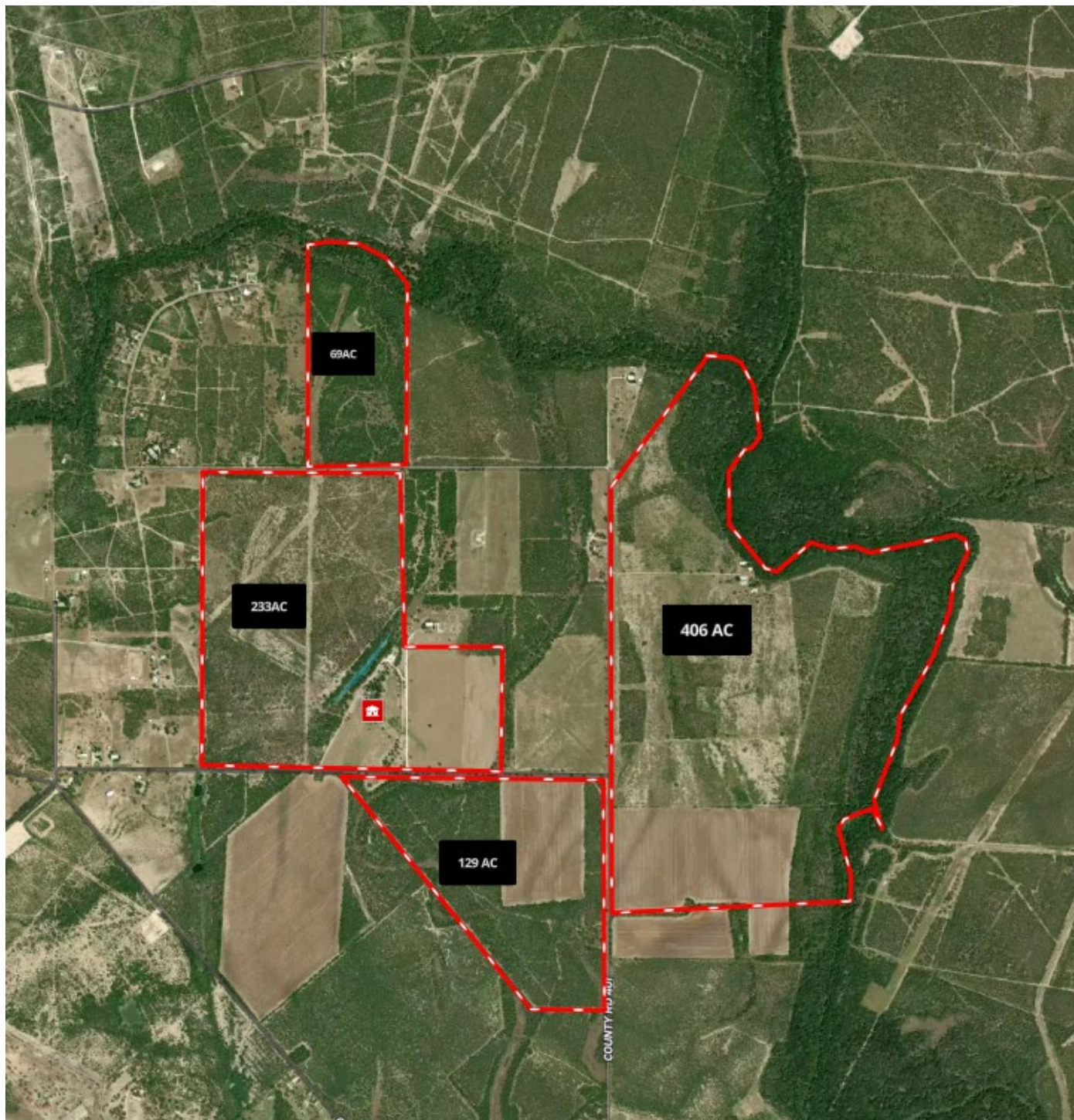
A portion of this ranch is in the flood plain. The house has been built up on 5 feet of topsoil to keep out of the flood plain. This parcel can also be sold as 233 acres, 302 acres, or 362 acres. See broker for details.

406± Acres

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MAP

[Click here to view map](#)



406± Acres
Live Oak County



**406± ACRES LIVE OAK COUNTY
309 COUNTY ROAD 402
THREE RIVERS, TX, 78071**

Driftwood Ranch is just to the west of Three Rivers, 1.5± miles from Choke Canyon, 10± miles north of George West, 70± miles south of San Antonio, 70± miles north of Corpus Christi, 220± miles southwest 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](#)

VIDEO LINK

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