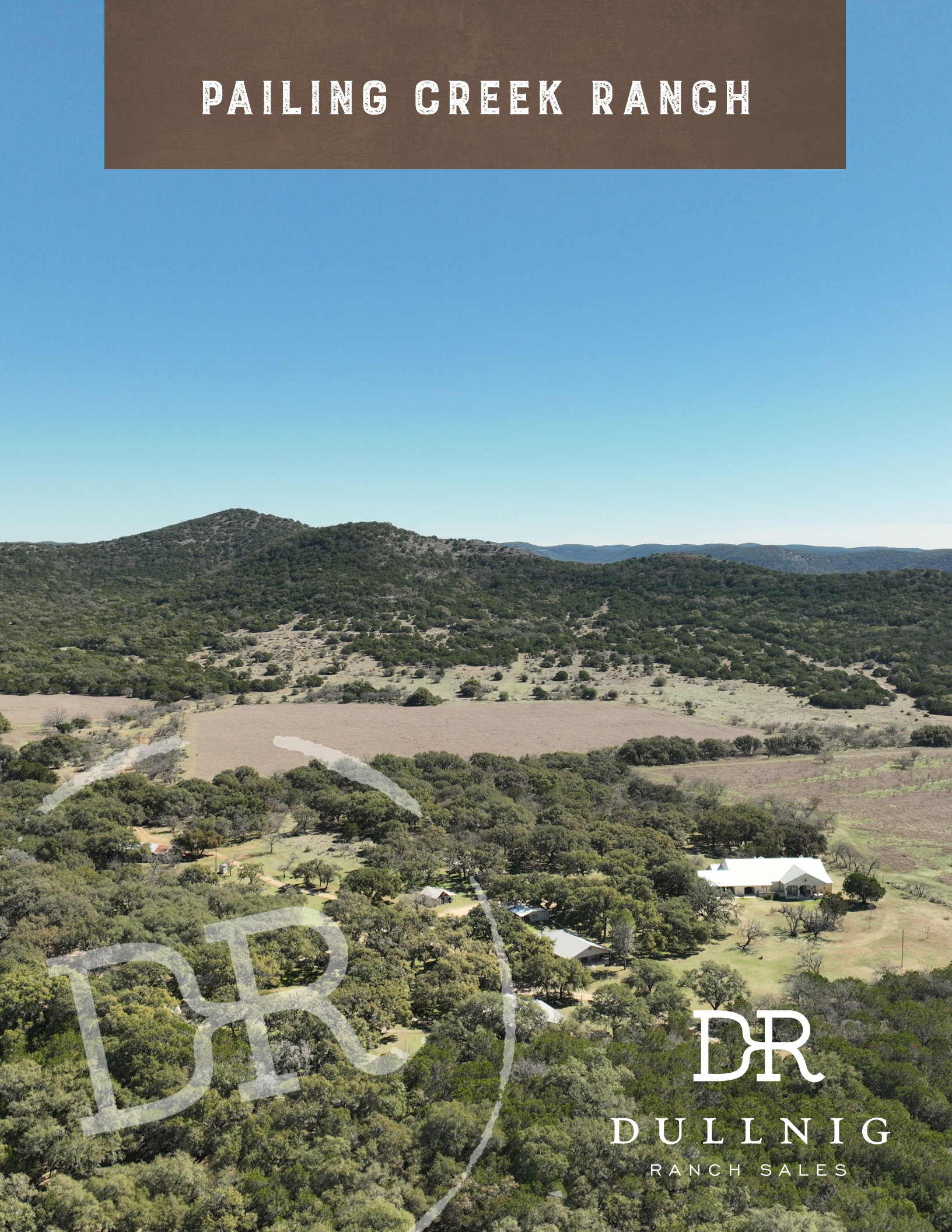


PAILING CREEK RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Pailing Creek Ranch with its stunning Hill Country views, a wet weather creek, and beautiful improvements, is ready for its next owner to enjoy. Neighboring Garner State Park, Pailing Creek Ranch contains views of the Texas Hill Country as natural as you can find. Conveniently located just minutes from the Frio River, this turnkey ranch is primed for hunting, grazing, or recreational purposes.

IMPROVEMENTS

Pailing Creek Ranch is a highly improved property with three houses and several barns and sheds. The main house is a beautiful 5,071± square foot rock home that was built in 2010 with a covered patio and outdoor kitchen area. From the back porch of the main house, you get a great view of the well-known Old Baldy Mountain in Garner State Park. The first guest home is a 2,000± square foot home that is accompanied by another guest home that is 1,071± square feet. The arrangement of these homes provides the flexibility to accommodate a variety of guests. 350± acres of the ranch is high fenced, while the remaining acreage is low fenced. There are multiple fenced pastures on the property.

543± Acres
Uvalde County



543± Acres
Uvalde County

WATER

There are four water wells on the property that provide water to the houses and water troughs on the property, two electric and two solar powered. A small pond on the northeast corner of the property receives a considerable amount of run off from the surrounding hills. Pailing Creek is a wet weather creek that traverses through the center of the property. The creek offers both cover for wildlife and pools of water in wet times.



543± Acres
Uvalde County



VEGETATION/TERRAIN

In the heart of the Edwards Plateau, this ranch contains a good variety of brush species and hardwoods common to the area. Brush species include: agarita, huisache, twist leaf yucca, white brush, persimmon, mountain laurel, and cactus. Both shin oak and ash juniper are present throughout. Large Live oak trees are found throughout the property, along with large cedar trees. About 60% of the ranch consists of good bottomland, with the remaining acreage being in the rolling hills. Two fertile fields, one 21± acres and the 13± acres, lie in the valley of the ranch. Elevations roll from the rich low-lying land at 1,450' to 1,800' on the hilltops; this elevation change provides stunning Hill Country views.

WILDLIFE

Pailing Creek Ranch contains wildlife that is typical to the Texas Hill Country. Whitetail Deer, turkey, hogs, varmints, Blackbuck and free-range Axis Deer have been seen on the ranch. The high fenced portion of the ranch has a MLDP program in place.



543± Acres
Uvalde County



UTILITIES

There are utilities that are run to the homes and a powerline that traverses the property.

TAXES

\$12,138 (2023). Wildlife Exemption.

MINERALS

Negotiable. There is no production on the ranch.

NOTE

There is a one-and-a-half-page Conservation Easement with Texas Parks and Wildlife Department. Contact broker for more details.

543± Acres
Uvalde County

MAP

[Click here to view map](#)



543± Acres
Uvalde County



543± ACRES UVALDE COUNTY
3428 CR 350
CONCAN, TX 78838

Located in northern Uvalde County, this ranch has tremendous accessibility with paved road frontage on the Northern and Eastern boundaries. Pailing Creek Ranch is 11± miles to Concan, 11± miles to Leakey, 33± miles to Uvalde, 93± miles to San Antonio, and 171± miles to Austin.

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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