

DRY FRIO RIVER RANCH



DR

DULLNIG
RANCH SALES



DESCRIPTION

In the heart of the Texas Hill Country, along the Dry Frio River, lies the Dry Frio River live water ranch, ready for you to enjoy. There is an abundance of water with the frontage on both sides of the year-round river, and a Honey Creek drainage system that allows water to traverse the property. Large hardwood trees scattered throughout the ranch add to its natural beauty.

IMPROVEMENTS

This ranch is entirely low-fenced and contains some low cross fencing, as well. While the existing structures are in need of removal, electricity is in place, so any future construction has a convenient head start with utilities.

162± Acres

Uvalde County



162± Acres
Uvalde County



VEGETATION AND TERRAIN

This ranch has beautiful native oak trees throughout, as well as large pecan trees. Along the creek drainage, Large Live Oaks look like something out of the bayou of Louisiana with a canopy covered with strands of Spanish Moss. Cedar has been selectively cleared, allowing for the large pecan trees in the main pasture to thrive. With about 80% bottomland, there is no shortage of opportunity to use this ranch however you want. This ranch ranges from 1,520' to 1,640', with the peak offering tremendous Hill Country views.

WILDLIFE

With an abundance of water and brush for habitat and browsing, this ranch offers a sanctuary for wildlife, which includes Whitetail deer, free-ranging Axis deer, dove, ducks, varmints, hogs, and other species native to the area.

WATER

There is an abundance of live water on this ranch. With over .57± miles of frontage on both sides of the Dry Frio River, as well as a drainage of Honey Creek that consistently holds water, it is hard to find a ranch of this size with more live water. The Dry Frio River offers year-round, crystal-clear water making a truly unique opportunity to enjoy your own personal oasis.

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UTILITIES

Power is in place on the property.

TAXES

Ag Exempt. \$368.44 (2023)

SCHOOLS

Uvalde CISD

162± Acres

Uvalde County

MAP

[Click here to view map](#)



162± Acres
Uvalde County



**162± ACRES UVALDE COUNTY
FM 1051
REAGAN WELLS, TX 78801**

Lying in Reagan Wells, TX, this ranch is just minutes from Concan, TX and 1.5 hours from San Antonio. This ranch has approximately .21 miles of FM 1051 frontage. This ranch is 12± miles from Concan, 27± miles from Uvalde, 94± miles from San Antonio, and 171± miles from 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](#)

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