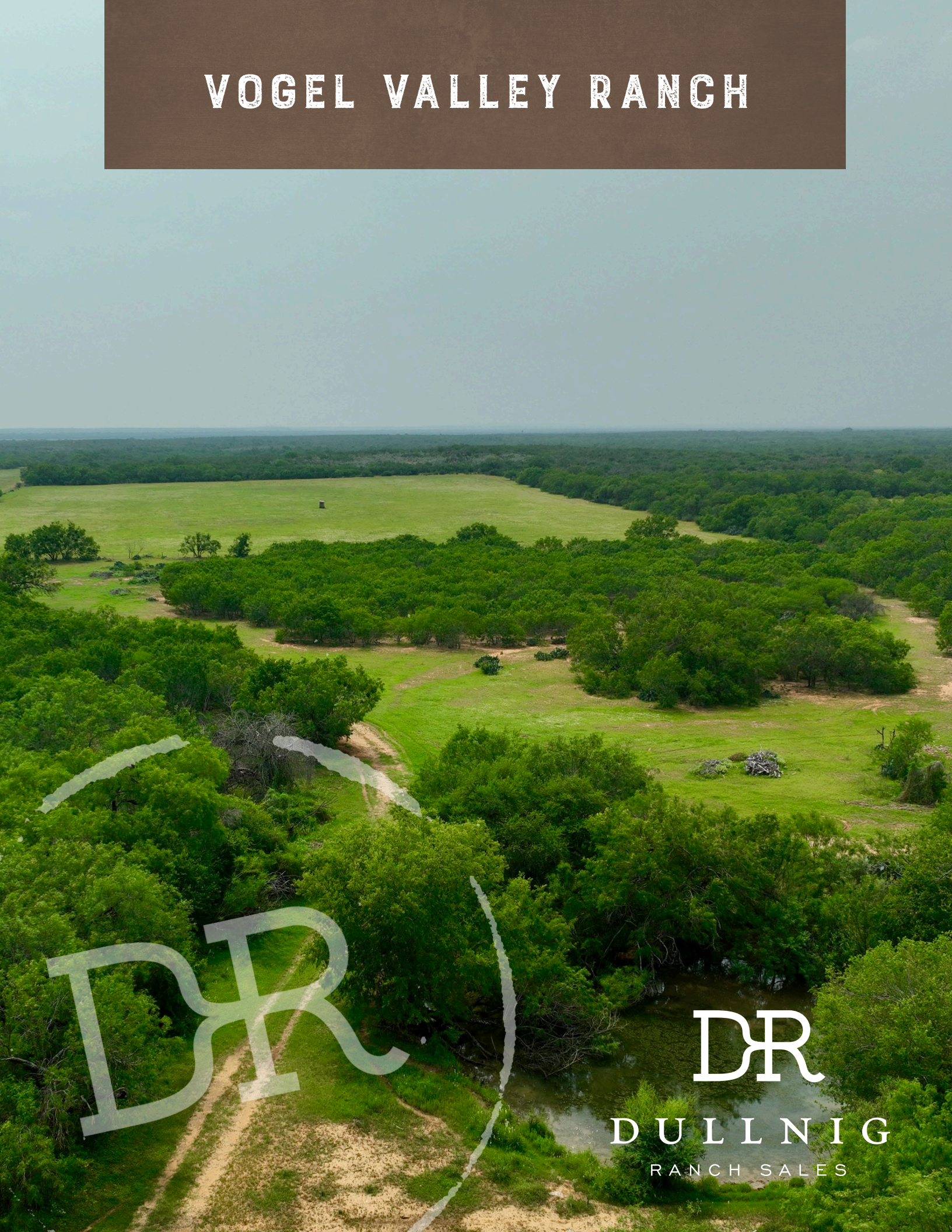


VOGEL VALLEY RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

This outstanding mixed-use cattle and recreational ranch is located in central Frio County just minutes south of Pearsall, TX and just under one hour from San Antonio. Excellent brush diversity, fertile grazing land, and strong water infrastructure make this property the perfect South Texas getaway!

IMPROVEMENTS

The modest improvements include an older house/hunting cabin that has potential to be renovated, a barn, and cattle pens.

445± Acres
Frio County



445± Acres
Frio County

WATER

There is one Carrizo irrigation well on the property, along with 3 stock ponds providing ample water for livestock and wildlife.

LAND/HABITAT

The ranch has the ideal mix of open pasture to brush, with approximately 20-30% being open and the remainder in virgin native brush, providing both great hunting & grazing opportunities.



445± Acres
Frio County



445± Acres
Frio County



MINERALS

None, surface only.

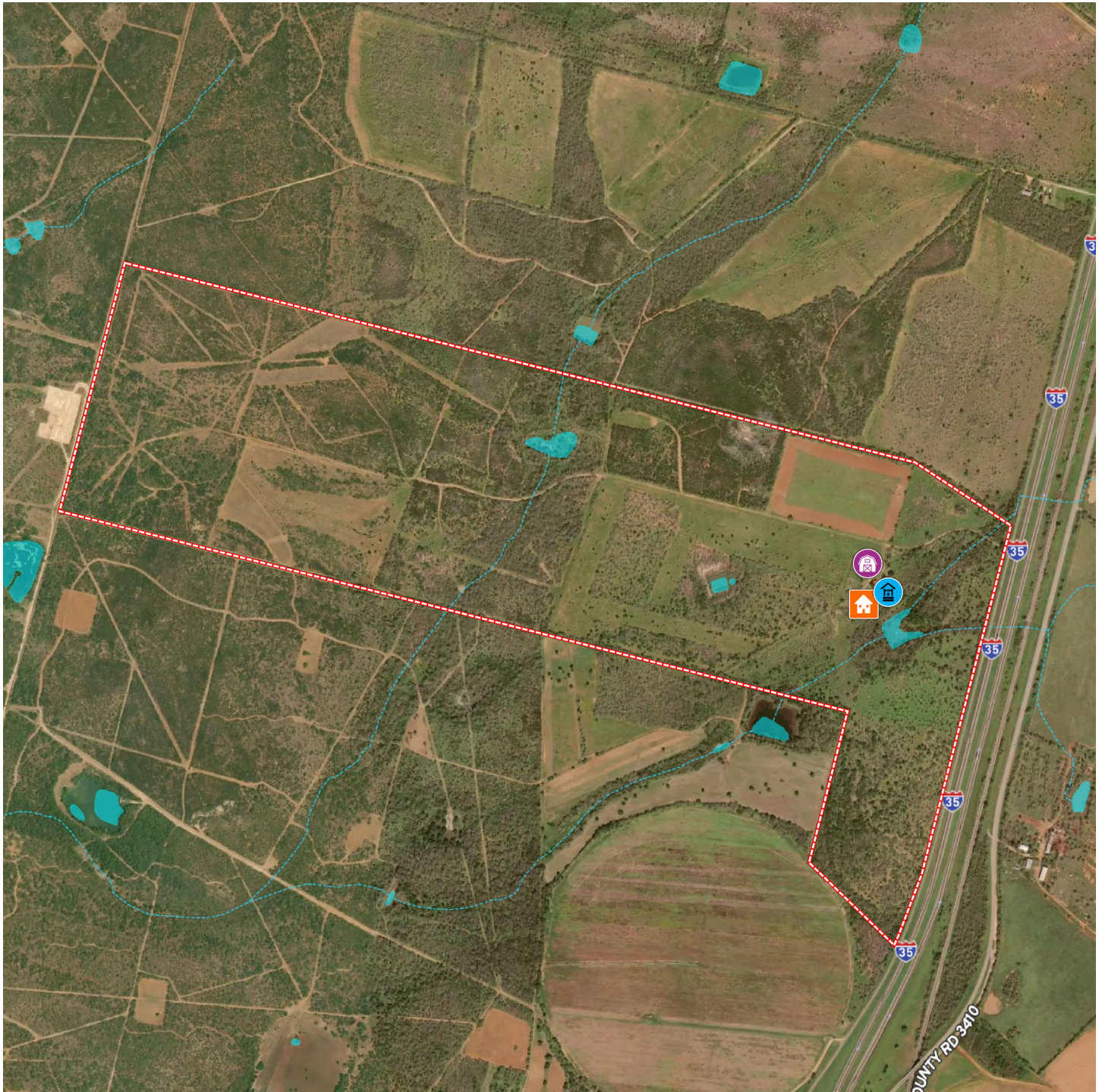
TAXES

Ag Exempt.

445± Acres
Frio County

MAP

[Click here to view map](#)



445± Acres
Frio County



445± ACRES FRIO COUNTY PEARSALL, TEXAS

The ranch has 3,800± feet of frontage along IH-35 feeder road and is 7± miles south of Pearsall, 9 miles north of Dilley, and 60± miles south of Downtown San Antonio.

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](#)

Robert Dullnig
Broker Associate of Dullnig Ranches

dullnigranches.com
Phone: 210.213.9700
Email: dullnigranches@gmail.com

6606 N. New Braunfels
San Antonio, Texas 78209

DR
DULLNIG
RANCH SALES

 Kuper | Sotheby's
INTERNATIONAL REALTY

Kuper Sotheby's International Realty is an RBFCU company © MMXVII Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC.