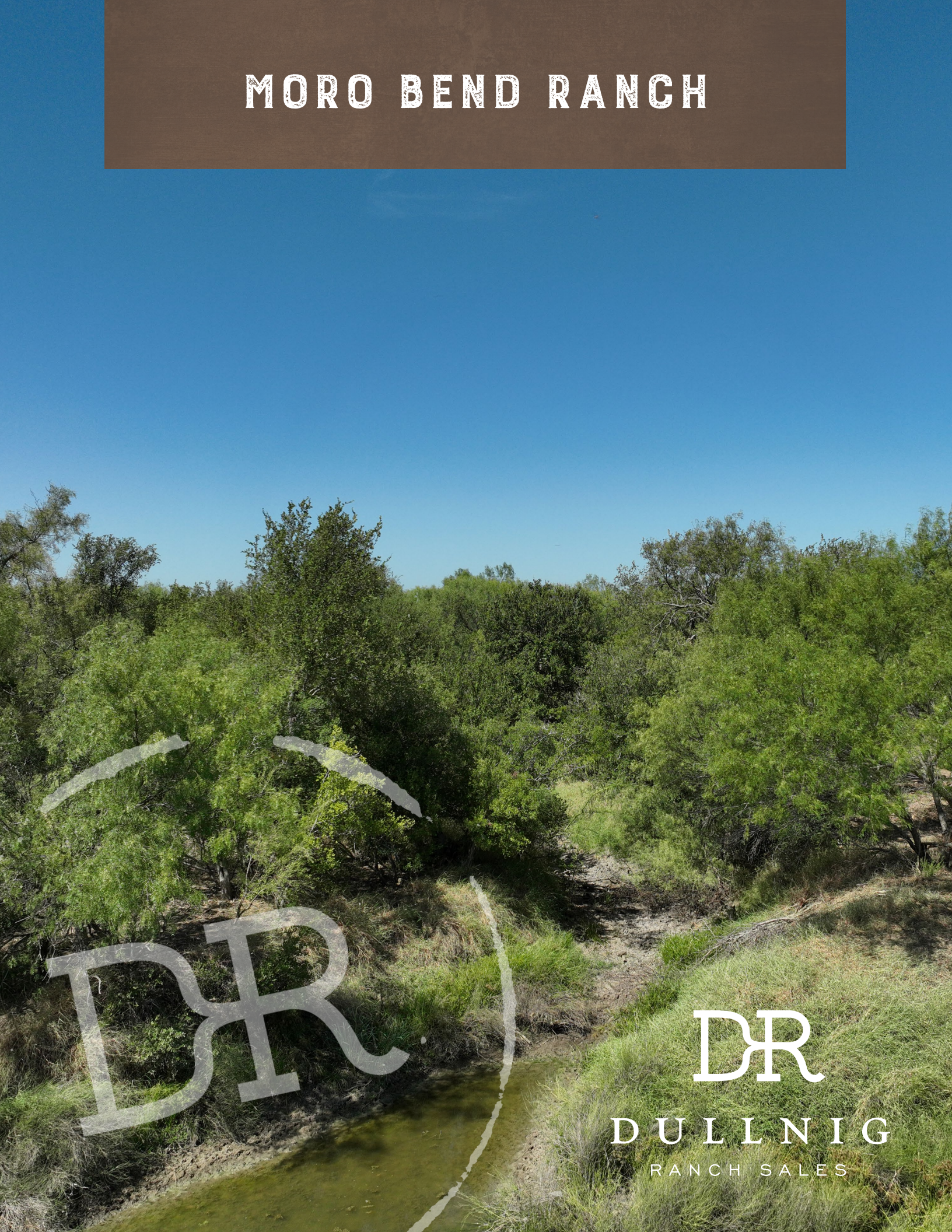


# MORO BEND RANCH



DR

DR

DULLNIG  
RANCH SALES





## DESCRIPTION

Moro Bend Ranch is a high-fenced, turnkey hunting ranch located in the golden triangle, only minutes from Asherton, TX. This ranch has great road frontage with ~4,000' on FM 1916, and an additional ~3,600' on FM 190. The property is traversed by Moro Creek, which provides great cover for wildlife, and will hold pockets of water in normal rain years. Typical South Texas brush throughout the property, along with three good ponds, and other areas that will temporarily hold water.

## IMPROVEMENTS

This ranch has a nice, centrally located camp consisting of a covered 2-bedroom, 2-bathroom manufactured home with co-op water. Additional improvements include a great road system to get around the ranch, electric throughout, and one Carrizo water well that is centrally located, but currently not in use. Four deer blinds and four feeders will convey with sale.

***379± Acres***

***Dimmit County***





***379± Acres***  
***Dimmit County***



## VEGETATION AND TERRAIN

Moro Bend Ranch is a nice rolling property with good creek bottoms, and great South Texas brush. There is a combination of dense forage that provides great cover for wildlife along with areas that have been selectively cleared for easy hunting. Almost one mile of Moro Creek runs through the property. Brush consists mostly of mesquite, black brush, white brush, guayacan, granjeno, persimmon, guajillo, tasajillo, and prickly pear.

## WILDLIFE

Moro Bend Ranch has a healthy Whitetail deer herd and has been lightly hunted the past two years. There is great dove hunting, as well as good quail, and hogs, javelina, and varmints also provide year-round hunting and entertainment!



***379± Acres***

***Dimmit County***





***379± Acres***  
***Dimmit County***





## MINERALS

Surface estate to convey; current owner does not own minerals.

## TAXES

Wildlife Exemption in place.

## SCHOOL DISTRICT

Carrizo Springs ISD

***379± Acres***

***Dimmit County***



# MAP

[Click here to view map](#)



***379± Acres***  
***Dimmit County***





**379± ACRES DIMMIT COUNTY  
FM 190  
ASHERTON, TX 78827**

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**PROPERTY WEBSITE**

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**VIDEO LINK**

[Click here to view video](#)

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