

GUADALUPE RIVER RANCH

DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

With over a half mile of Guadalupe River frontage and this amount of acreage in Dewitt County, the Guadalupe River Ranch is one that doesn't come on the market often. This live water property has been in the same family for four generations and is now on the market for the first time since this family has owned it. There are endless recreational opportunities and the location is prime being less than 100 miles from San Antonio, Austin and Corpus Christi and only 140± miles from Houston. The ample paved road frontage makes for easy access and could provide future development potential.

IMPROVEMENTS

This ranch is a blank canvas ready for improvements to the new owner's liking. There are numerous ideal building locations amongst towering Oak trees with power and water close by. There is currently one hunters' camp located on the property. The north, east and west perimeters of the ranch are fenced and the river is unfenced. There is some cross fencing in place and one set of old cattle pens near FM 236.

797± Acres

DeWitt County



797± Acres
DeWitt County

WATER

The highlight of this ranch is the 3,000± feet of flowing Guadalupe River frontage. The river is wide and deep in this area. There is a cleared section on the river with a park-like feel with a low bank where you can fish or drop in a kayak. Several other locations could be improved to create additional access points to the river. There is one pond that holds water and a few creek drainages and sloughs that will hold water during wet times. One working water well with a submersible pump fills a water trough and provides water to the hunting camp. There is one other older well on the property, but its status is unknown.

VEGETATION/TERRAIN

Large trees of many different species are scattered all over this property. Along the river you will find towering Pecan, Cedar Elm and a few Cypress trees. As you move further north into the sandier soils there are groves of towering century Oak trees along with Hackberry and Large Mesquite trees. There is a good mixture of South Texas brush throughout the ranch which provides cover and forage for the native wildlife. The terrain is primarily flat and slopes to the river.

WILDLIFE

This property is loaded with native wildlife which includes Whitetail deer, turkey, quail, dove, wild hogs and varmints. The river is home to bass, catfish, perch, gar and migrating waterfowl during the fall and winter months.



797± Acres

DeWitt County



797± Acres
DeWitt County



MINERALS

None. Surface Sale Only. There is no production on the ranch.

TAXES

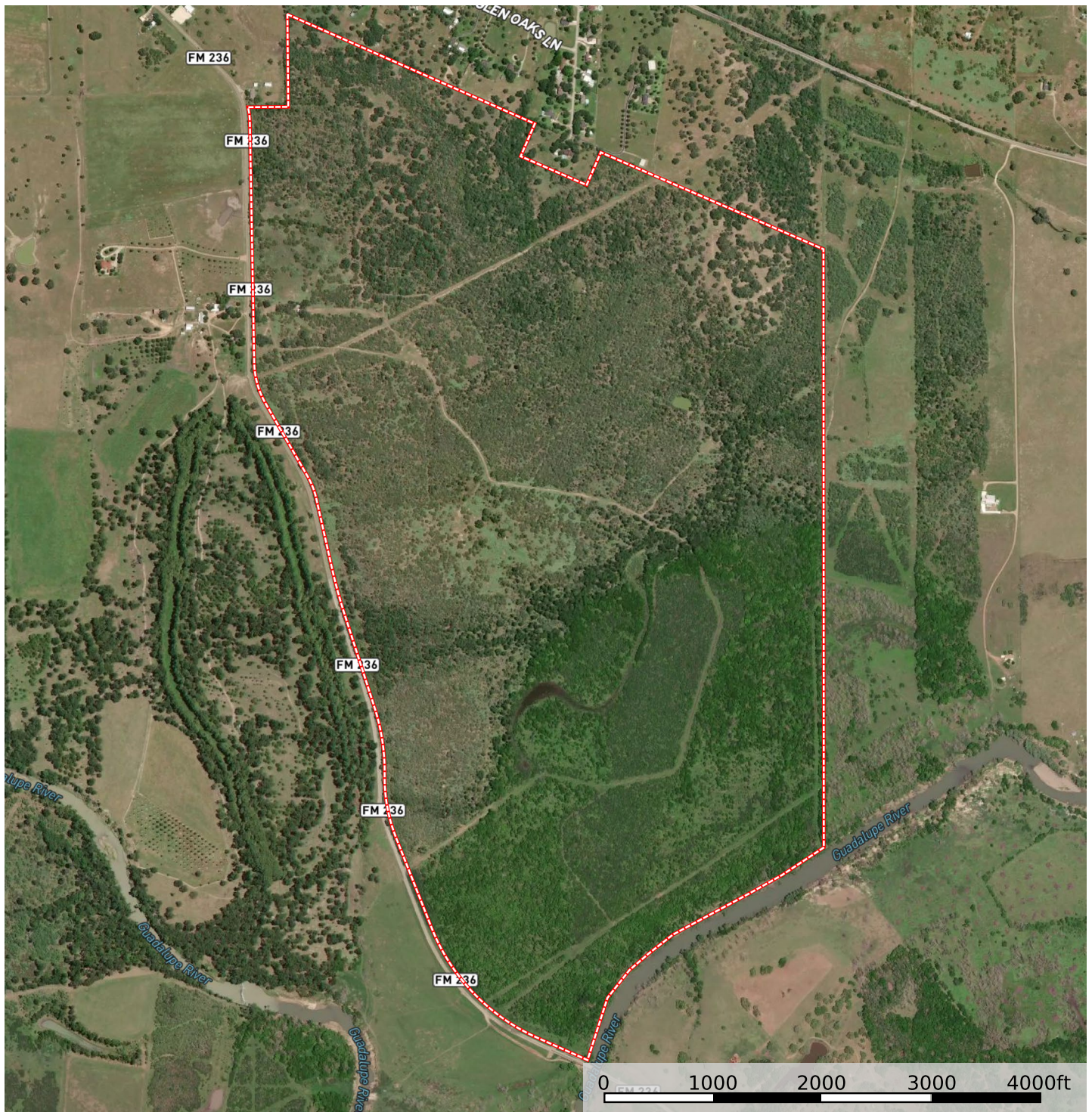
Ag Exempt



797± Acres
DeWitt County

MAP

[Click here to view map](#)



797± Acres
DeWitt County



797± ACRES DEWITT COUNTY FM 236 CUERO, TEXAS

There is 1.85± miles of frontage on FM 236 and the property is located 1± miles SE of Cuero, 90± miles SE of San Antonio, 95± miles S of Austin, 100± miles NE of Corpus Christi and 140±miles SW 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

[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.