

DOUBLE DIAMOND RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Double Diamond is a meticulously maintained, high-fenced hunting and working ranch in northern Bee County that has been in the same family since 1982. Thoughtfully developed and turnkey-ready, it offers everything needed to enjoy from day one. A well-planned road system, gently rolling terrain, strategic brush management, and scattered majestic oak trees make traversing the property both easy and scenic. The improvements throughout the ranch are tastefully designed to blend with the natural surroundings. The property boasts an exceptional, intensively managed deer herd, reliable water distribution, and convenient paved road access.

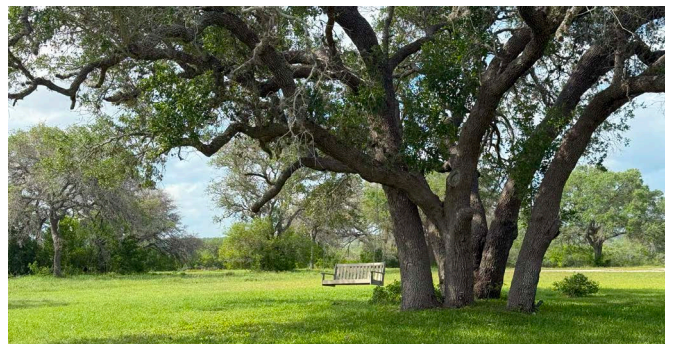
2,445± Acres

Bee and Goliad Counties



IMPROVEMENTS

The 6,000± sf main house sits atop one of the highest points on the ranch amongst a cluster of large oak trees with breathtaking views overlooking the nearby Blanco Creek Bottom. The main house has 6 bedrooms, 3 full bathrooms and 2 half baths. The spacious living/dining area, which also has a wet bar, and the large kitchen were well designed for entertainment. Other features include covered parking in the front of the house, a side door entrance with a gun/mud room, a separate soundproof TV room and a covered back porch with nearby built-in stone fire pit set up for enjoyment of the amazing views. The main barn has three horse stalls, an office/shop with bathroom, plenty of storage and is connected to the pipe cattle pens. Near the main barn is a separate 3,800± sf equipment barn. The perimeter of the ranch is high fenced and there is some low fenced cross fencing for cattle rotation. The main road from the front gate to the barn and main house has been improved with high quality caliche which came from the ranch.



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WATER

This ranch is very well watered with a total of eight water wells, four water troughs and five ponds scattered throughout. The largest pond is a dammed-up, Oak lined tributary of Blanco Creek which traverses through the northeast quadrant of the property. Along with Blanco Creek there are several other creek drainages that will hold pools of water during times of rainfall. Of the eight water wells, five of them are powered by electrical submersible pumps and three of them are windmill wells.

WILDLIFE

Wildlife is abundant, with an emphasis on the superior whitetail deer herd, which has been under diligent management since the installation of the high fence in 2002. The combination of extensive water access and habitat management fosters a thriving ecosystem. Other game includes turkey, quail, dove, javelina, wild hogs, and varmints. The main pond is stocked with bass and perch and attracts a variety of waterfowl for added recreational appeal.

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VEGETATION/TERRAIN

The ranch has been expertly managed through selective brush sculpting and clearing, promoting robust growth of native grasses—ideal for quail and turkey habitat. Scattered throughout are large Live Oaks, thoughtfully preserved to enhance the natural beauty of the landscape. Additional native species include Cedar Elm, Hackberry, and the full array of South Texas brush essential for supporting trophy-class whitetail deer.



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MINERALS

Negotiable.

TAXES

Ag Exempt.



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MAP

[Click here to view map](#)



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2,445± ACRES BEE AND GOLIAD COUNTIES CHARCO RD BEEVILLE, TEXAS 78102

There is paved frontage on Charco Rd and the property is located 13± miles N of Beeville, 22± miles S of Kenedy, 28± miles W of Goliad, 32± miles E of Three Rivers, 70± miles N of Corpus Christi, 81± miles S of San Antonio, 128± miles S of Austin and 180± 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

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