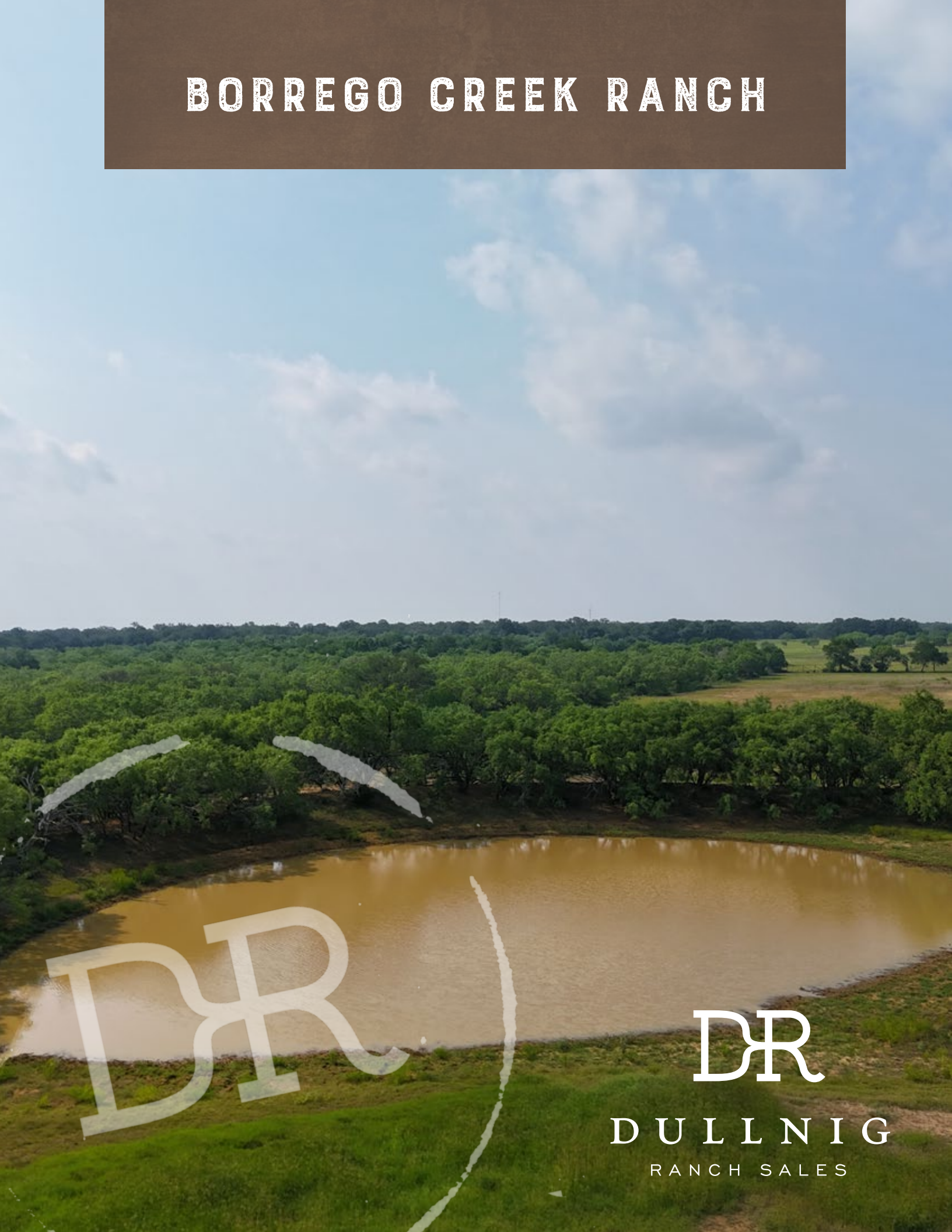


# BORREGO CREEK RANCH



DR

DR

DULLNIG  
RANCH SALES



## DESCRIPTION

Owned and operated by the same family since 1870, Borrego Creek Ranch is a piece of a large family ranch that is truly special. This ranch features gently rolling terrain with a diverse mix of native brush, hardwoods, and open pastures, providing excellent habitat for whitetail deer, exotic game, turkey, and other native wildlife all while being located less than an hour from San Antonio. The excellent brush, abundance of water, established deer herd, and the prime location make this ranch a truly unique offering.

## IMPROVEMENTS

The ranch is high-fenced on 3 sides and has a good road system that traverses the entire property. A beautiful Santa Fe style home is located on the property. The bedrooms are constructed with traditional adobe materials, the home boasts thick, energy-efficient walls, rich earthen tones, and timeless architectural details. The layout features 4 exterior-access suites or bedrooms with private bathrooms, that open to a covered back porch—perfect for hosting family, guests, or even operating a boutique lodge. A nice barn is also located on the property with ample storage and a walk-in cooler.



***630± Acres***

***Wilson County***





*630± Acres*  
*Wilson County*





## WATER

There are 3 water wells conveniently placed around the property that help fill troughs for wildlife, as well as provide water to the house. There are multiple ponds on property that also provide an abundance of water to wildlife. Borrego Creek is a wet weather creek that runs through the back of the property that holds water in wet times and provides cover for wildlife.

## WILDLIFE

This ranch has been well managed for over 15 years in a DMP program and contains an excellent herd of whitetail deer, as well as many exotic species such as Axis, Black Buck, and Oryx. There is also an abundant turkey population on the property. These turkey hunts have been featured on several Mossy Oak TV shows. The hunting opportunities on this property are endless and it is ready to hunt for any new owner. The ranch has provided many whitetail bucks over 200 B/C and the pond offers the opportunity for fishing, as well as duck and dove hunting.



***630± Acres***  
***Wilson County***





## VEGETATION/TERRAIN

The ranch features gently rolling terrain with a diverse mix of native brush, hardwoods, and open pastures, providing excellent habitat for whitetail deer, exotic game, turkey, and other native wildlife. The brush has been selectively cleared to offer multiple improved pastures, and senderos to enhance hunting. Native brush in the area includes guayacan, guajillo, black brush, mesquite, white brush, granjeno, persimmon and more. The bull mesquites on the property are truly impressive. Along with the typical South Texas brush, large Oaks, Elm Trees, and Hackberry Trees are scattered around the ranch and are plentiful especially along the banks of Borrego Creek.



***630± Acres***  
***Wilson County***





## TAXES

\$8,422.18 (2024). Wildlife Exempt.

## MINERALS

Surface Only

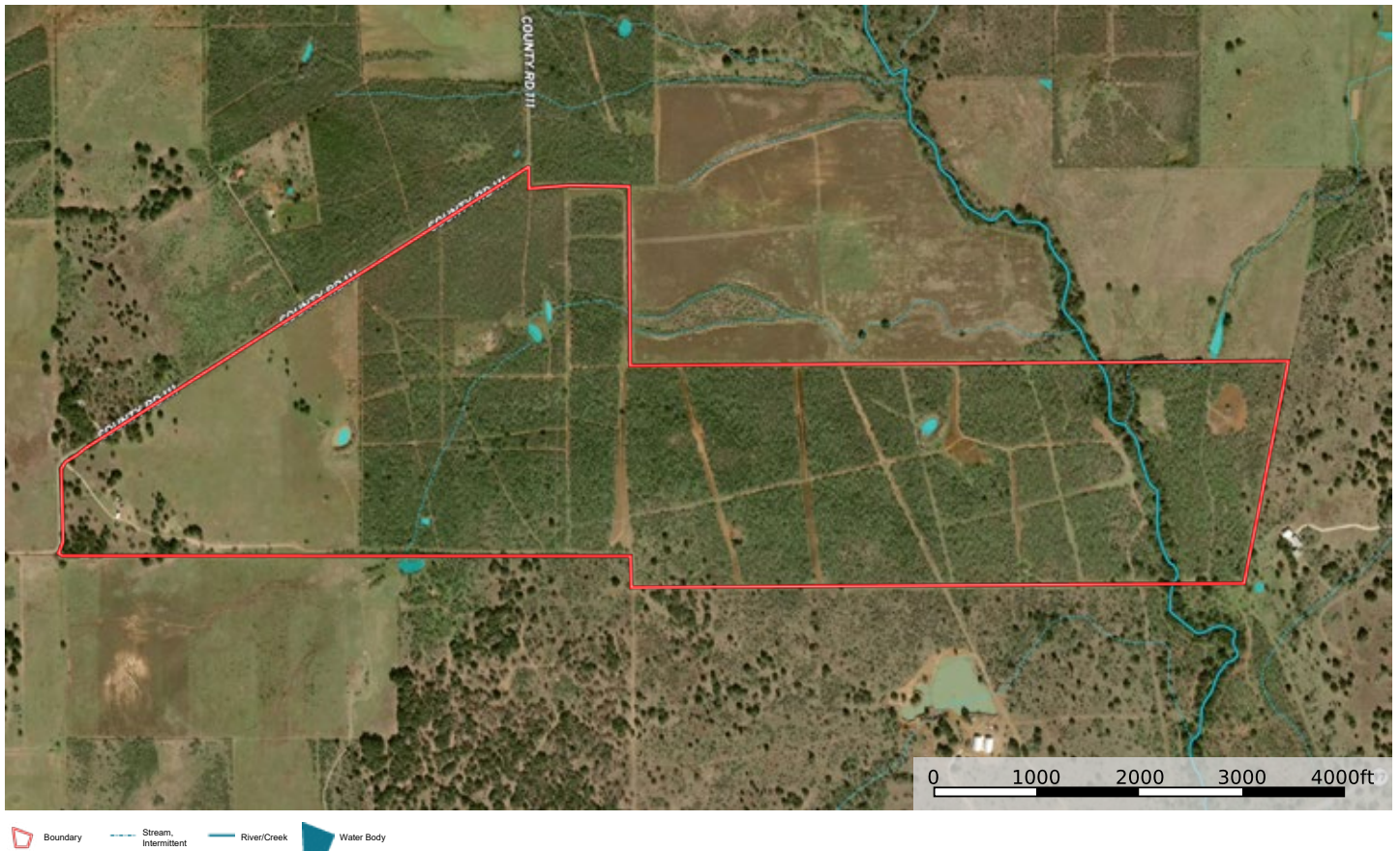


***630± Acres***  
***Wilson County***



# MAP

[Click here to view map](#)



**630± Acres**  
**Wilson County**



## 630± ACRES WILSON COUNTY CR 111 FLORESVILLE, TX 78114

Borrego Creek Ranch is located along CR 111 in between Pleasanton and Floresville, TX, just under an hour drive from San Antonio. This ranch has approximately 1.2± miles of County Road Frontage on CR 111. This ranch is located 16± miles W from Floresville, 12± NE miles from Pleasanton, 34± miles SE from San Antonio, 107± miles S from Austin, 221± miles SW from 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](http://trec.state.tx.us/pdf/contracts/OP-K.pdf)

### PROPERTY WEBSITE

[Click here to view website](#)

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RANCH SALES

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