




RIO LEONA RANCH

Dilley, Texas | 425 ± ACRES

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THE RANCH

The Rio Leona 425 is conveniently located an hour from San Antonio. There is paved roach frontage on FM 1518. This 425± acre property represents some of the finest brush country that Frio County has to offer, providing tremendous habitat for deer and other wildlife. It offers gently sloping hills with an excellent, diverse mix of native South Texas brush and borders the Leona River along the south side. Electricity is available on the property, as well as a water well and low fencing.



Wildlife including whitetail deer, turkey, dove, and quail roam the property, as well as other native species. The area is renowned for its large whitetail deer and abundant wildlife, making it an ideal destination for hunters and outdoor enthusiasts alike. With the combination of excellent habitat, water for wildlife, and low-fenced neighbors, this property could make for a true hunter's paradise. The Rio Leona 425 is one of the best blank canvas properties available in South Texas.



LOCATION

Ideally located in Frio County, known for its rich agricultural history, this property is just under 1 hour from San Antonio and just 15 minutes from Pearsall. This property also offers 1+/- mile of road frontage on FM 1581.

TERRAIN

With elevations ranging from 490ft on the south end near the river, to 540ft on the far north end, the gently sloping hills offer an excellent, diverse mix of native brush and trees. In addition, the sandy loam soils offer suitable grazing opportunities for wildlife, providing exceptional hunting opportunities.

IMPROVEMENTS:

Electricity is provided on the property. Low perimeter fencing is also in place.



WATER

The Leona River runs along the entirety of the south end of the property. There are also a few wet weather creeks scattered throughout. One water well is also located on the property.

WILDLIFE

The South Texas native brush provides an abundance of habitat for the local wildlife that roam the property. Whitetail deer, turkey, dove and quail, as well as other native species, frequent the land.

MINERALS

Surface sale only.

DISCLAIMER

Broker does not make any representations, warranties or covenants of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which Purchaser may conduct thereon, compliance by the property with any laws, rules, ordinances, or regulations of any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose, and specifically, Broker does not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder; or the United States Environmental Protection Agency regulations or disposal of any other hazardous or toxic substance in or on the property; or the Endangered Species Act of 1973; or for live oak decline, oak wilt or any other natural phenomena. All information furnished is from sources deemed reliable, but no warranty or representation, expressed or implied, is made to the accuracy thereof, and is submitted subject to prior sale, withdrawal, or other changes in price and or terms without notice.



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“A LEGACY OF LAND”

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