

SABINAL SOUTH RANCH



DR

DULLNIG
RANCH SALES

DESCRIPTION

Discover the untapped potential of Sabinal South Ranch's expansive 408-acre raw land ranch in the heart of scenic Uvalde County. With wide-open skies, gently rolling terrain, and native South Texas brush, this property offers a blank canvas for agricultural development, recreation, or building your dream ranch retreat.

IMPROVEMENTS

This ranch is void of structural improvements and is ready for you to improve to your liking. The western boundary is high fenced, while the remaining three sides are low fenced.



408± Acres
Uvalde County



408± Acres
Uvalde County

WATER

There is a well on property that is believed to be 100± feet deep and pumps 2-3 gallons per minute. A tributary of Nolton Creek runs through the property and helps feed the 0.25± acre pond.

WILDLIFE

Wildlife on the ranch consists of species native to the region including Whitetail deer, hogs, varmints, turkey, as well as an abundance of dove thanks to the surrounding farmland.



408± Acres

Uvalde County



VEGETATION/TERRAIN

Sabinal South Ranch is mainly native regrowth brush, providing cover for wildlife. Brush species include guajillo, blackbrush, persimmon, whitebrush, and guayacan. The mostly flat terrain allows you the ability to improve the property to your liking; there is some slight elevation change with a small hill along the western border.



408± Acres
Uvalde County



TAXES

\$964.10 (2024)

MINERALS

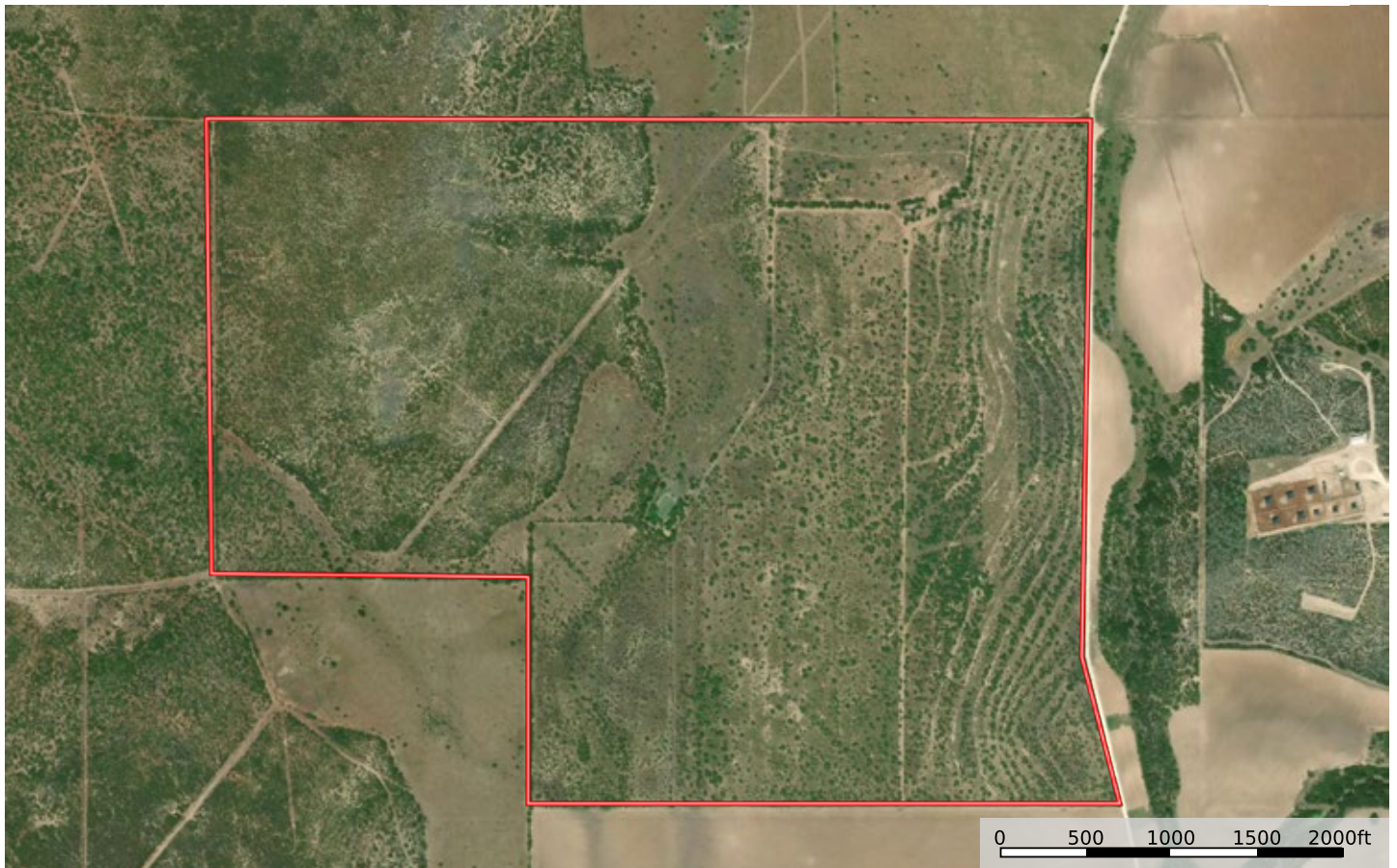
Negotiable.



408± Acres
Uvalde County

MAP

[Click here to view map](#)



 Boundary

408± Acres
Uvalde County



408± ACRES UVALDE COUNTY COUNTY ROAD 309 SABINAL, TEXAS 78881

Sabinal South Ranch is located off CR 309, just west of Sabinal, TX. 18± miles from Uvalde, 66± miles from San Antonio, 143± miles from Austin, 260± miles 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

PROPERTY WEBSITE

[Click here to view website](#)

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