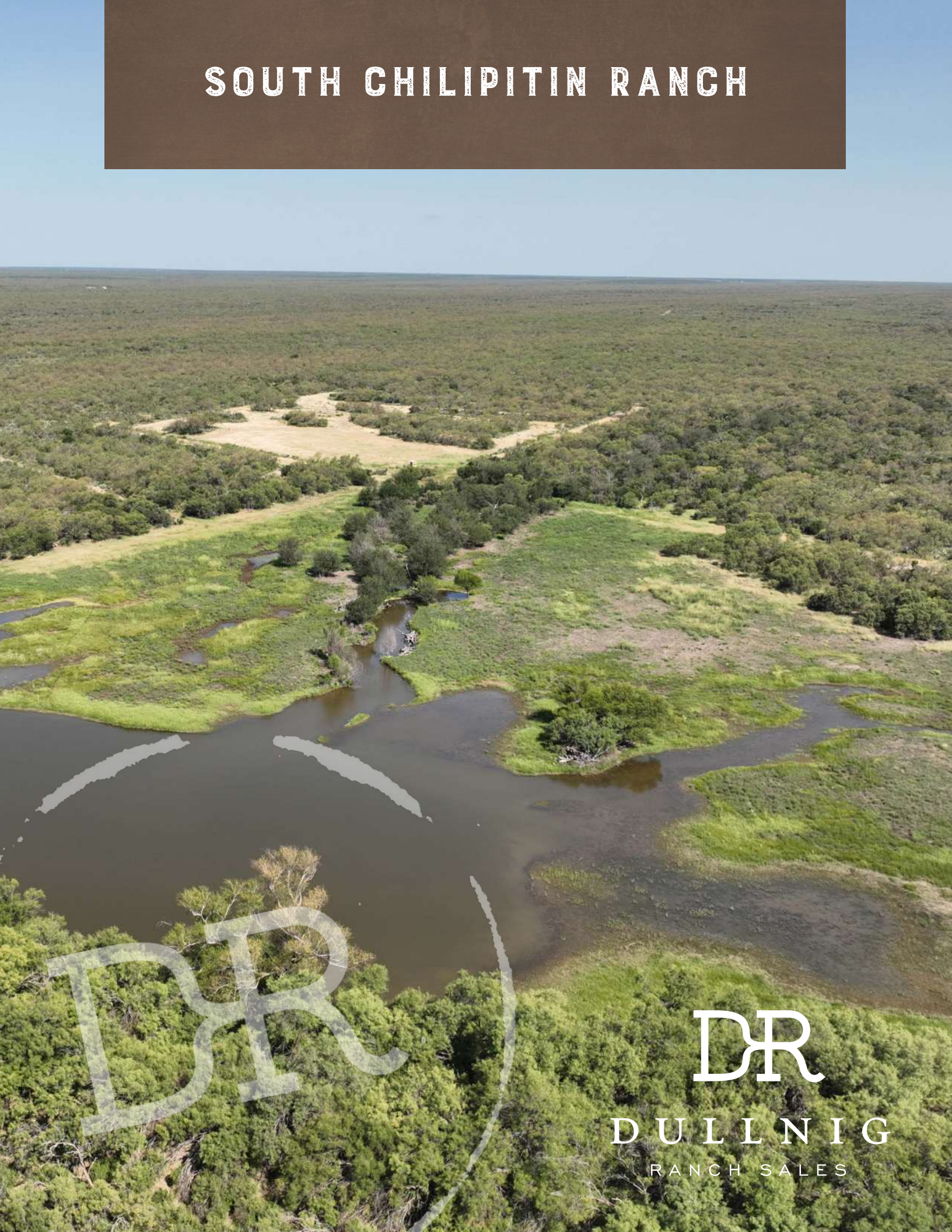


SOUTH CHILIPITIN RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Part of the legendary Chittim Ranch, the South Chilipitin Ranch spans nearly 6,000 low-fenced acres in Maverick County, surrounded by other large, original Chittim Ranch holdings. Tucked away in an ideal, private setting, this remarkable property sits in the heart of Texas' most renowned native Whitetail deer hunting country. Owned and carefully stewarded by the Chittim family since 1898, the South Chilipitin is a rare opportunity to own a low-maintenance, high-quality hunting ranch with a legacy over a century in the making.

IMPROVEMENTS

The ranch offers a blank canvas, free of permanent structural improvements, giving new owners complete freedom to design and build to their vision. A well-maintained road system provides excellent access throughout the property, and perimeter fencing ranges from average to above average in quality. One cross-fenced pasture is in good condition, offering additional management options. Electricity is already in place and currently powers the Hunters Headquarters.

5,997± Acres

Maverick County



WATER

The ranch has one solar-powered well producing approximately 11–12± GPM from a depth of 130 feet—a rare find in parts of Maverick County. This well services the Hunters Headquarters and two nearby water troughs. In addition, the property boasts eight stocked tanks ranging from 0.35 to 5± acres in surface area, all holding exceptionally well thanks to the area's superior clay soils and natural drainages. Their longevity is proven by years of producing trophy bass in the 8–9.5± pound range. Three major drainages traverse the ranch, channeling consistent runoff to the tanks, all of which flow south into Picoso Creek on the neighboring property. A small finger of Picoso Creek appears to extend onto the ranch itself, further enhancing its water resources.

VEGETATION / ELEVATION

The ranch offers an ideal mix of habitat to grow and sustain trophy-class native Whitetail deer. Its exceptional diversity includes everything from fertile, low-lying creek drainages to gently rolling hills, creating a rich mosaic of terrain. Mature mesquite, hackberry, and cedar elm dot the landscape, while an impressive variety of South Texas brush species—persimmon, guajillo, granjeno, guayacán, kidneywood, whitebrush, blackbrush, prickly pear, huisache, and tasajillo—provide the browse and cover needed for healthy game populations. Elevations range from approximately 654 feet to 744 feet above sea level, adding subtle topographic interest and enhancing wildlife habitat across the property.

5,997± Acres
Maverick County



5,997± Acres
Maverick County



WILDLIFE

The historic Chittim Ranch has long been celebrated for producing some of the largest low-fence Whitetail deer in Texas—and the South Chilipitin tract has built an impressive reputation of its own. Recognized as one of the premier native, free-range deer ranches in South Texas, its success stems from a combination of exceptional natural habitat, strong genetics, and over two decades of dedicated management. The owner and a long-term lessee of 20+ years have worked in partnership to consistently produce trophy-class native bucks, with the ranch record standing at an extraordinary 207 B&C. The property is enrolled in MLDP and has been intensively managed for more than 20 years, maintaining an ideal buck-to-doe ratio of nearly 1:1 and a density of one deer per 18 acres. Outstanding brush diversity and plentiful surface water support a thriving population of native game. Turkeys roost along the drainages, Bobwhite and Blue Quail are abundant, and the stocked tanks offer excellent dove hunting and bass fishing. In the hunting community, this pasture of the once-vast Chittim Ranch is well known as a place where legendary deer are grown and lasting memories are made.

HISTORY

The Chittim Ranch is a storied Maverick County landmark, established in 1898 by brothers William J. “Billy” Chittim and Thomas H. Chittim. In its prime during the late 19th and early 20th centuries, it encompassed more than 150,000 acres, making it one of the largest ranches in Texas. Renowned for its high-quality cattle, the Chittim Ranch played a pivotal role in shaping the state’s cattle industry and contributed to the development of the Texas Longhorn breed. Beyond its agricultural significance, the ranch was a focal point of early Maverick County life—a place where commerce, community, and culture converged. Today, the Chittim Ranch remains in operation, still under the stewardship of the Chittim family, and is recognized as a Texas historic landmark. It stands as a living testament to the state’s ranching heritage and continues to play an important role in South Texas’ ranching tradition.

5,997± Acres
Maverick County



MINERALS

Surface only – No production.

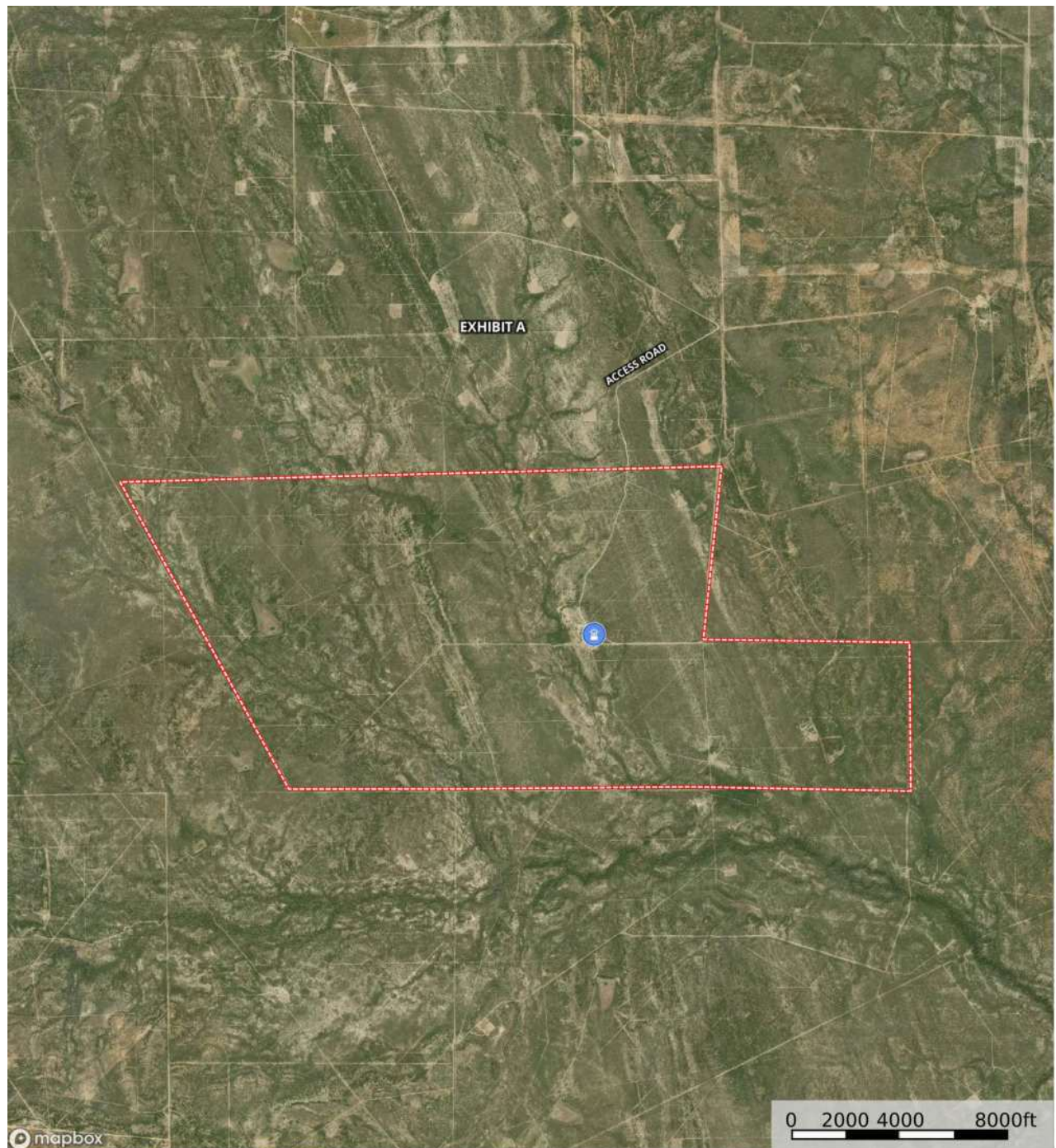
TAXES

\$6,276.65± - 2024. Ag Exemption.

5,997± Acres
Maverick County

MAP

[Click here to view map](#)



Well Boundary

5,997± Acres
Maverick County



DR

DULLNIG

RANCH SALES

5,997 ± ACRES
MAVERICK COUNTY
HWY. 57
EAGLE PASS, TX, 78852

The property is accessed via a 7.5± deeded easement off of Hwy 57. The start of the easement is 20± miles NE of Eagle Pass, 25± miles W of La Pryor, 45± miles SW of Uvalde, 120± miles SW of San Antonio, 200± miles SW of Austin and 315± miles W 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.