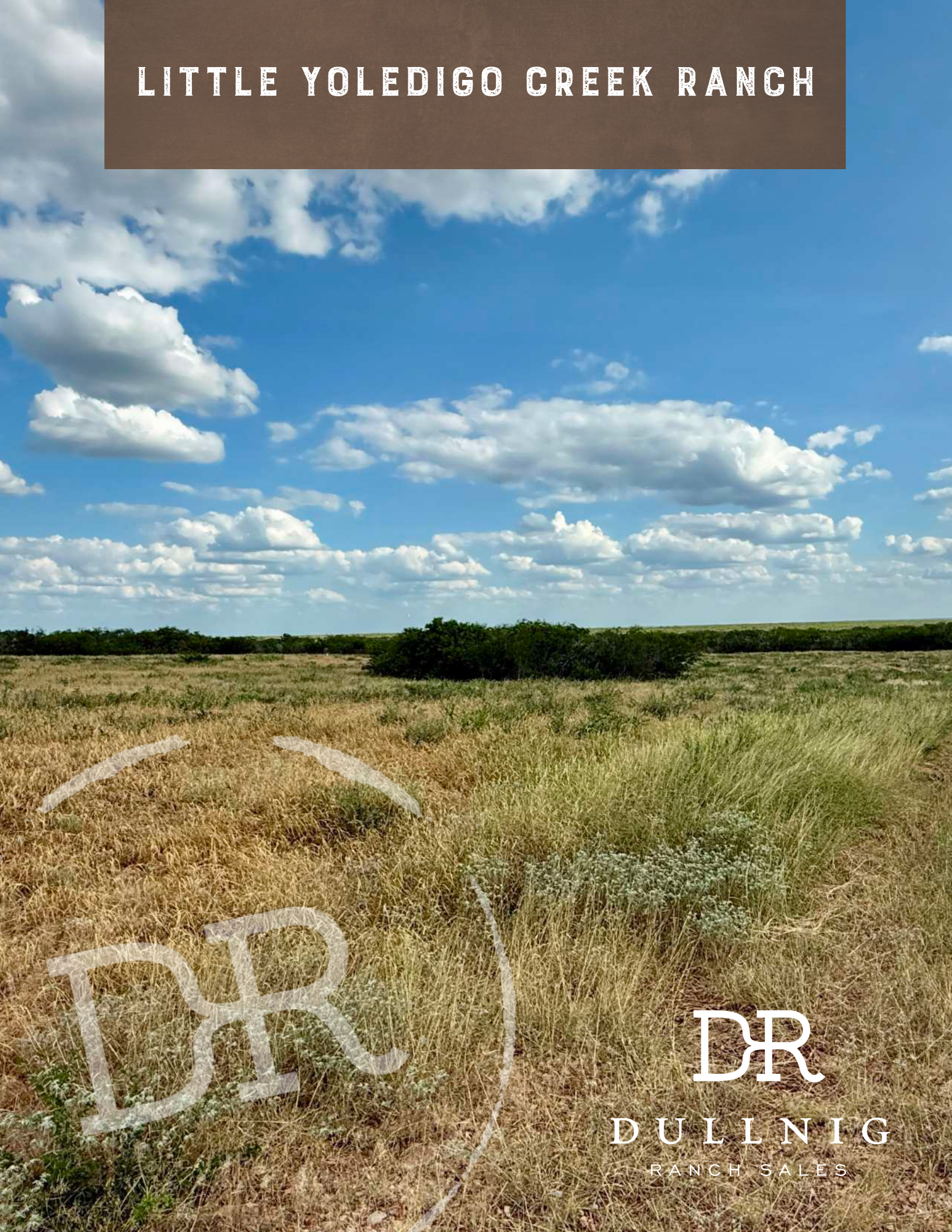


LITTLE YOLEDIGO CREEK RANCH



DR

DULLNIG
RANCH SALES



DESCRIPTION

Little Yoledigo Creek Ranch offers the opportunity to own a truly diverse piece of South Texas. The terrain transitions seamlessly from rolling hills to lush river bottom land, creating a landscape that feels like two worlds in one. Towering live oaks, sweeping views, and abundant water anchor the property, while practical improvements, diverse native brush, and a sense of seclusion make it both functional and private. This is a well-rounded ranch with the character, resources, and setting to be a very special place.

IMPROVEMENTS

The main house, featuring 3 bedrooms and 2 bathrooms, is perched on a hilltop with long-distance views across the ranch. In addition, there are three guest cabins, perfect for hosting family and friends. Supporting the residences are two barns—one designed for equipment storage, and the other fully enclosed with concrete floors, four roll-top doors, and a walk-in cooler with a game-cleaning area. Ranch improvements include a 30-ton double-bin silo, 15 deer blinds, 12 protein feeders, and a high-fenced perimeter, making the property well-suited for both wildlife management and ranching operations.

3,197± Acres

Zavala - Frio County



3,197± Acres
Zavala - Frio County



WATER

This ranch is exceptionally well-watered. Eight water wells distribute water to multiple troughs across the property, while four tanks provide additional water sources for wildlife and can be supplemented from the wells as needed. One of the wells taps into the Carrizo Aquifer and is powered by 3-phase electricity, ensuring a reliable supply. Adding to its uniqueness, approximately half a mile of the Leona River forms the southern boundary—lined with stately live oaks and offering both beauty and function.

VEGETATION

The ranch contains all the essential brush species needed to grow exceptional South Texas whitetails. Native browse includes guajillo, guayacan, blackbrush, granjeno, whitebrush, persimmon, prickly pear, and many others. Brush has been strategically sculpted to enhance quail habitat, creating a balanced environment for multiple species. Scattered throughout the property are large mesquite, oak, hackberry, and elm trees, adding both habitat diversity and scenic character.

3,197± Acres

Zavala - Frio County



3,197± Acres
Zavala - Frio County



WILDLIFE

The property supports a tremendous deer herd and has also been carefully developed into an outstanding quail hunting ranch. The deer herd has been under intensive management for years, with the owner enhancing habitat through water development, brush sculpting, and the planting of native grasses. A combination of diverse brush, a well-established feed program, and reliable water systems creates the ideal conditions for producing large whitetails and sustaining an abundance of wildlife. Quail strips and ample roosting trees further contribute to unusually strong quail and turkey populations.

MINERALS

Sellers owns a portion of minerals that will be conveyed to the buyer. There is one pad site located on the south end of the ranch, accessed through a separate gate by the oil and gas company. The current owner receives income from this production, which will transfer to the new owner.

TAXES

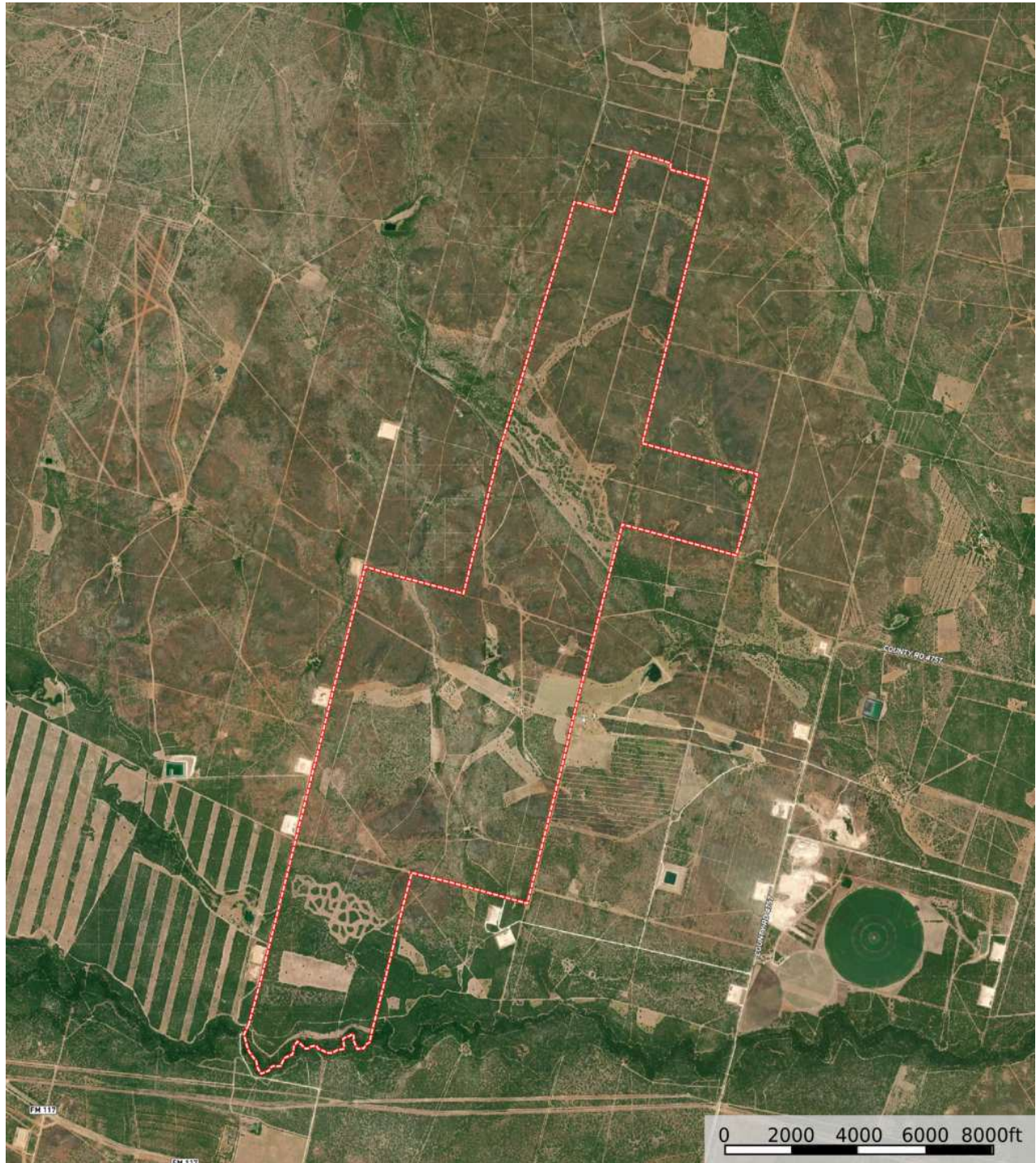
Wildlife exemption.

3,197± Acres

Zavala - Frio County

MAP

[Click here to view map](#)



 Boundary

3,197± Acres
Zavala - Frio County



3,197 ± ACRES
ZAVALA - FRIO COUNTY
HWY. 57
BATESVILLE, TX, 78829

The ranch is accessed via 2.35± all weather deeded easement road off of Hwy 57. The gate to the easement is 13± miles E of Batesville, 22± miles W of Pearsall, 70± miles SW of San Antonio, 145± miles SW of Austin and 260± 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

Robert Dullnig

dullnigranches.com

Phone: 210.213.9700

Email: dullnigranches@gmail.com

6606 N. New Braunfels

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.