

DRIPSTONE RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

The Dripstone Ranch lies in the highly sought-after “transition zone”, where the Texas Hill Country meets South Texas, offering a rare blend of both landscapes. This property boasts a wealth of attributes that make it exceptionally desirable: a striking mix of flatlands and hilltops, spectacular tree cover, ample subsurface water with irrigation potential, thriving wildlife, thoughtfully designed improvements, convenient access, multiple unique caves, and of course, the Frio River. When flowing, the Frio is one of the most picturesque features you will find on any Texas ranch. Impeccably maintained, Dripstone Ranch is ready for immediate enjoyment while leaving room for a new owner’s personal vision.

IMPROVEMENTS

The main residence is a private 3,973± sq. ft. two-bedroom, two-bathroom home perched atop a bluff overlooking the Frio River and a nearby lake. Its great room features floor-to-ceiling windows that flood the space with natural light and frame sweeping views of the landscape. The ranch headquarters includes a bunkhouse, Foreman’s house, four-stall horse barn, equipment barn, hay barn, and a variety of sheds and storage buildings. A separate three-bedroom, two-bath home and a 4,400± sq. ft. enclosed barn with an adjoining open-air bay sit upriver from the main house. On the far north end of the property, the Blue Hole Cabins overlook a scenic bend of the river where cascading rapids flow into the Blue Hole, one of the most consistent water features on the ranch.

2,275± Acres

Uvalde County



*2,275± Acres
Uvalde County*



WATER

Water resources on the ranch are outstanding. There are 11 water wells, two pivots, multiple flood-irrigated fields, and water troughs distributed for both wildlife and livestock. The property conveys with 238 acre-feet of Edwards Aquifer base water rights. Three ponds, including a 3± acre lake near the main house, further supplement surface water. The Frio River, though not perennial, is a spectacular feature when flowing, traversing the property for more than four miles with stretches of rapids and deep swimming holes. In periods of normal to above-average rainfall, the river flows for months at a time, while deeper pools such as the Blue Hole typically retain water year-round.

TERRAIN & VEGETATION

A unique hallmark of Dripstone Ranch is its numerous caves, including the namesake Dripstone Cave. The property spans an impressive 300± feet of elevation change—from 1,386 ft.-1,080 ft. ASL—creating stunning vistas. Few properties combine this kind of topographical relief with such fertile, irrigable soils. Two pivots currently irrigate 100± acres, with additional fields set up for flood irrigation. Presently producing large volumes of hay, these fields could easily transition to alternative crops. Vegetation reflects both Hill Country and South Texas influences, with guajillo, black brush, guayacan, persimmons, white brush, and prickly pear thriving alongside towering live oaks. Much of the lower terrain has been selectively cleared and sculpted into mott-like cover, encouraging grasses to flourish and enhancing game viewing opportunities.

2,275± Acres

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WILDLIFE

Driestone Ranch supports abundant wildlife, highlighted by a robust whitetail deer herd with improved genetics. The property also hosts turkeys, doves, wild hogs, varmints, and a healthy herd of blackbuck antelope. The 3± acre lake near the main house and the more permanent pools of the Frio River offer excellent fishing opportunities.

MINERALS

Negotiable. Seller is willing to convey up to 50% of owned mineral estate.

TAXES

2024 taxes \$17,546.50. Ag Exempt.

BROKERS NOTE

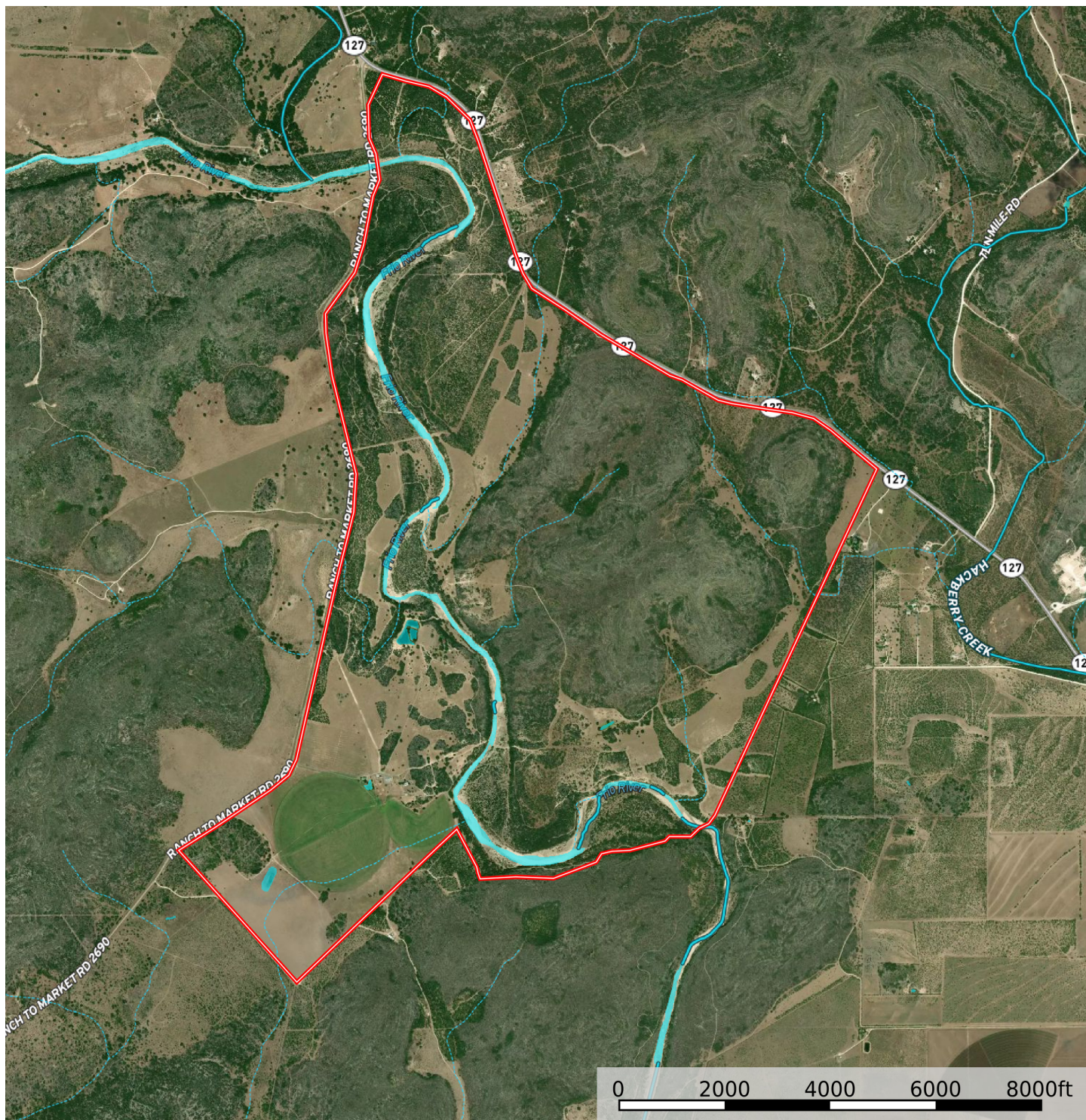
This property is subject to a conservation easement along with the large neighboring property. Therefore, the surrounding area will remain pristine and undeveloped for the future. Call broker for details.

2,275± Acres

Uvalde County

MAP

[Click here to view map](#)



Boundary Stream, Intermittent River/Creek Water Body

2,275± Acres
Uvalde County



2,275 ± ACRES
UVALDE COUNTY
FM 2690 AND TX-127
KNIPPA, TX, 78870

The ranch offers paved road frontage on both FM 2690 and TX-127. Conveniently located, it is just 5.8± miles southeast of Concan, 16± miles northwest of Sabinal, 20± miles north of Uvalde, 75± miles west of San Antonio, 150± miles southwest of Austin, and 270± miles west 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

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