



Facts

Acreage	875 +/-
County	Frio
State	Texas
Listing Price	\$2,675,000.00
Listing #	

875 +/- Acres high fenced ranch is located in Frio County 5 miles west of Dilley, TX fronting on FM HWY 117, 3 miles east of Divot TX, and approximately 65 miles from San Antonio, TX. The ranch is currently operating under the TPWD MLD Conservation Option and is under the guidance of a private, Certified Wildlife Biologist. The deer herd has been culled extensively and a TTT introduction of 50 last bred does (25 in 2017 and 25 in 2018) from an the exceptional Shiner ranch in Frio County.

Divot, TX is known for excellent Whitetail deer and dove hunting!

This ranch is bordered by several irrigated farms making dove hunting exceptional. Turkey, Bobwhite quail, javelina, wild hogs, bobcats and other south Texas wildlife are also present.

Beautiful Frio county red dirt with rolling terrain and beautiful views and diverse excellent brush. The ranch was part of the Panther Hollow ranch and is set up for hunting and cattle.

Improvements to the property include:

3 Bedrooms 2 Bath hunter's lodge with granite counter tops, Saltillo tile flooring, and central HVAC, flagstone porch, walkways and fire pit. Situated next to the lodge is a metal shop and barn,

6,000 SF pole barn, pipe cattle pens

4 water wells:

1. Carrizo Aquifer water well, 1,900 ft in depth, with 8 inch steel casing, 36,000 gallon storage tank, with and 85 gallon pressure tank, equipped with a 3-phase 60 HP submergible pump capable of producing 300 GPM. Water lines are run to 2 tanks and the lodge. There is an abandoned oil well site that may be converted to a Carrizo water well.

2. Solar powered well with pipe to a water trough and stock tank.

3. Windmill with water line to a stock tank and water trough.

4. Domestic water well with submergible pump.

Located on the east side of the property is a large field that is cleared for improved grasses and moving cattle to the cattle pens. Eight additional food plot are located throughout the property. There are two protein feeders and 3 deer blinds with feeders.

Three stock tanks and other sites for larger tanks in the creek bottoms.

The entire perimeter (2 1/2) miles fenced ranch with 452' galvanized net wire fencing.

The beautiful bucks in the picture are from the Shiner ranch where the does were captured and released on this ranch. Pure south Texas genetics. No brooder deer!

Gallery



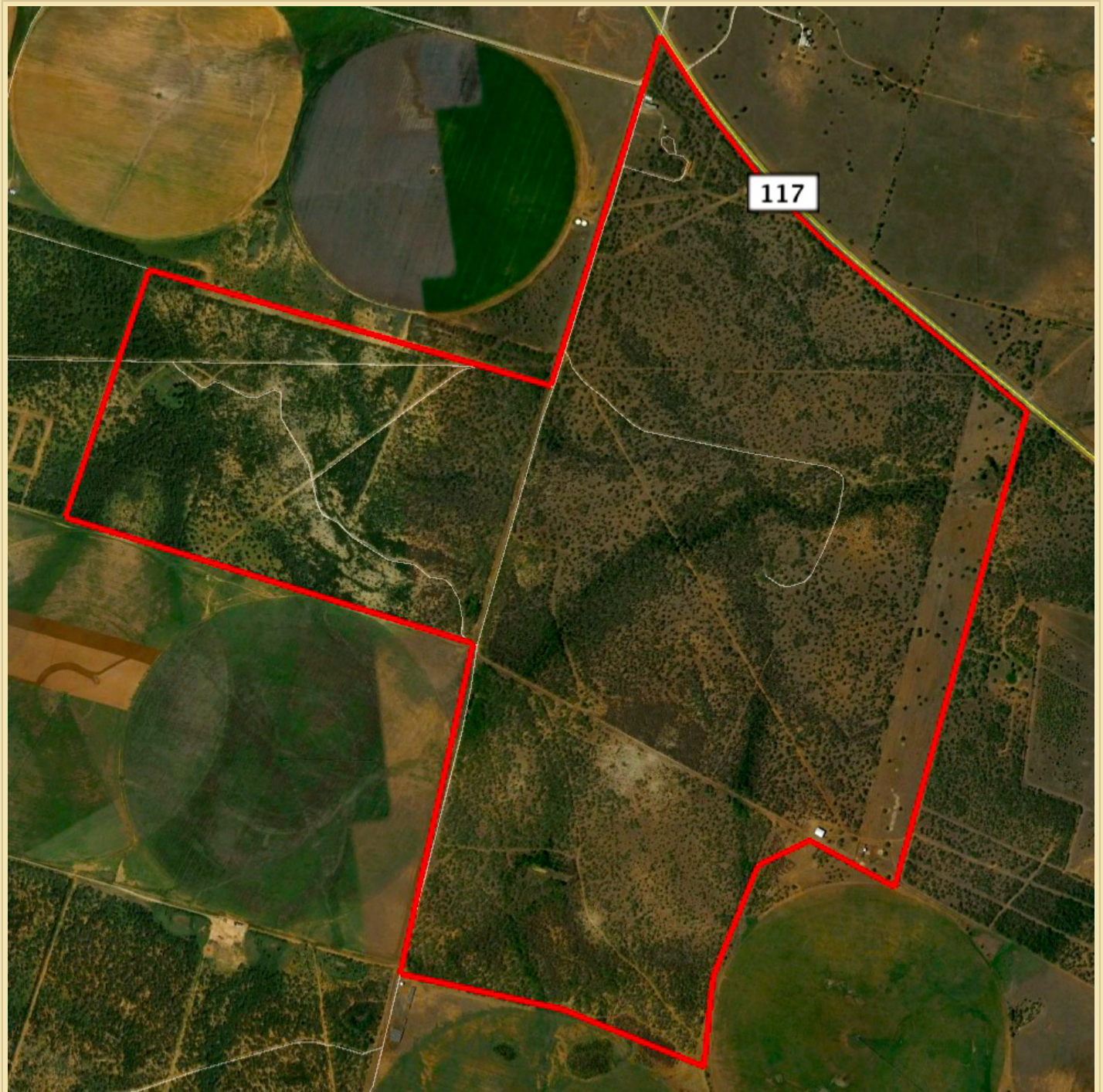
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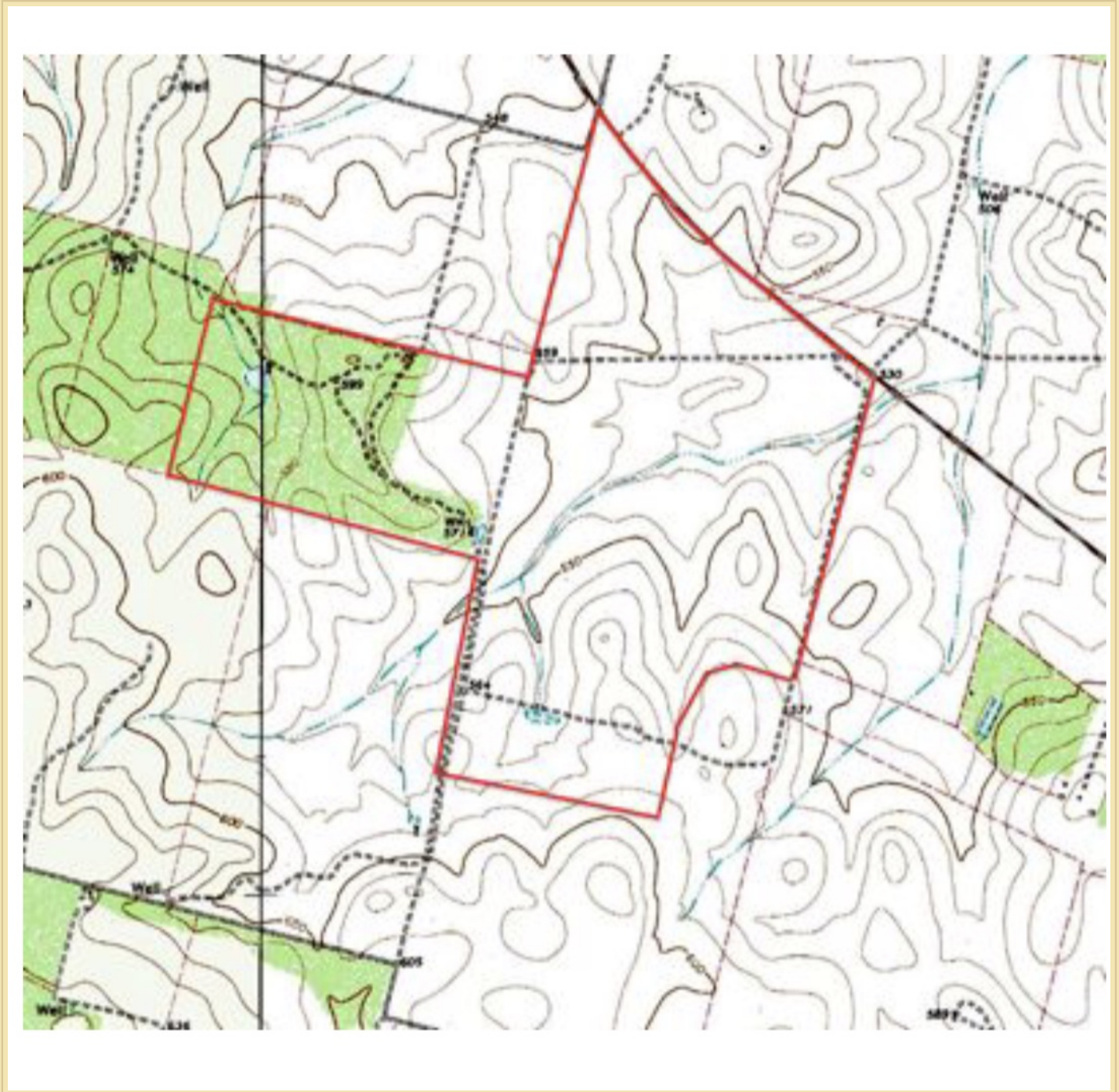
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Area Maps



Area Maps



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