



Facts

Acreage	2050
County	Dimmit
State	Texas
Listing Price	\$2,800.. per acre
Listing #	

SOLD !!!!

Located on paved state highway 85 between Dilley and Carrizo Springs approximately 1 1/2 hours from San Antonio in Dimmit County this is one of the best south Texas ranches on the market today. The owner high fenced it 11 years ago and introduced wild South Texas native genetics from the George Strait ranch, Bill Carter's Somberito Ranch, the Avant Ranches. These are not breeder deer that come from pen genetics and there are no tagged deer! A 207 B & C buck (in the picture) was killed 3 years ago and a 204 B & C in 2009. Many other superior deer that are alive for your enjoyment. The bucks harvested have weight in at over 250 pounds. The seller has won numerous deer contest awards. This is a finished ranch. Everything is set up for optimum wildlife management and comfort. The seller estimates that there are 400 +- on the ranch with a buck to doe ratio of 2:1. You will not be disappointed!!

Pictures do not do justice to the 3 bedroom 2 bath lodge style home. It is immaculate! The beautiful vaulted ceilings and open living area have a view of a pond and feeder in the front and one in the rear. It has a custom kitchen with bar, 2 fireplaces, stained concrete floors, patios and walkways, it is constructed from handmade brick imported from Mexico, It is set up with lights so the game can be viewed in the evenings.

Other improvements include patio and fire pit, spacious covered metal 4 car carport that can be utilized for entertaining, fenced lawn, sprinkler system, 3 horse stalls with metal built in feeders and water stations, 2 five acre horse/ cattle traps, 8,000 sq ft I-beam constructed barn, 100 acres high fenced pasture, 14 corn feeders, 12 high quality blinds, 12 protein stations (60 ft x 100 ft) out of panel and T post, numerous foot plots,

10 stock tanks... one over 15 acres, 40 miles of water pipelines provide over 25 additional watering sites supply water to every 100 acres of the ranch.

2 water wells in use; one Carrizo water well with 25 hp pump that pumps 200 +- gal per minute, one Queen City well with 3 hp pump. The wells are tied together to provide water to the necessary 100 acres. There are 2 pressure tanks and concrete water storage tank.

Gallery



Gallery



Gallery

