

# SNAKE CREEK RANCH

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8195+ Acres Frio-Dimmit-Zavala Co  
Dilley, Texas

 Kuper  
Sotheby's

  
DULLNIG  
RANCH SALES



## DESCRIPTION

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This turnkey high-fenced hunting ranch sweeps across 3 counties in the heart of the “Golden Triangle”. The water infrastructure on the ranch is one of the finest we have ever seen with 6 Carrizo Sands water wells servicing multiple lakes, stock ponds, and irrigation systems via an expertly planned grid of miles of underground piping. The meticulously maintained improvements include a comfortable hunting lodge with pool, 2 foreman’s homes, a full deer processing facility, a more! The highly sought after “red dirt” dominates almost the entire ranch, supporting the excellent native brush diversity along with a trophy native whitetail herd which maintains an MLDP III Status.



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## IMPROVEMENTS

- 5 bedroom / 5 bath hunting lodge with pool
- 2 Foreman's / Caretaker's homes
- Fully enclosed 4-bay barn with concrete floor and 7 roll-up bay doors
- Deer processing facility with walk-in cooler with 75± deer capacity
- Large pole barn for storage of larger rolling stock and equipment
- 1,500± yard shooting range with elevated shooting house
- Numerous protein, corn, quail, and turkey feeders are strategically placed across the entire property along with top of the line executive hunting blinds
- An outstanding road system is in place including an all-weather road from the entrance to the headquarters of the ranch



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## **WATER**

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- 6 Carrizo Sands water wells, the largest able to produce approximately 400GPM, feed miles of underground piping supplying water across the ranch
- The ranch boasts a spectacular amount of surface water with 68± stock ponds and/or lakes of varying sizes
- 20± acre high-fenced irrigated food plot with center pivot, along with several other irrigated food plots with riser sprinkler systems
- 7 concrete cattle troughs
- 72,000 gallon water storage facility servicing the improvements
- Excellent drainage along seasonal Snake Creek

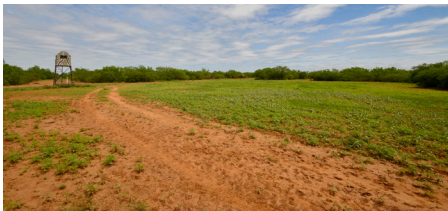


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## HABITAT - WILDLIFE

- The highly sought after “red dirt” or fine sandy loam soils dominate the majority of the ranch. A good subsurface clay barrier makes for prime tank building country evidenced by the numerous stock ponds & lakes scattered throughout the property
- Excellent native brush diversity, which has been sculpted, stripped, and cleared in many areas, creating superb quail habitat and productive food plots across the ranch
- The all native, whitetail deer herd holds an “MLDP Level III” status and has been expertly managed for years producing several trophies in the 190” - 200+” B&C range
- Large bull mesquites along “Snake Creek” furnish fine roosting spots for the healthy population of Rio Grande Turkey found on the ranch
- The incredible amount of surface water on the ranch is also a magnet for water-fowl on the ranch in the winter months



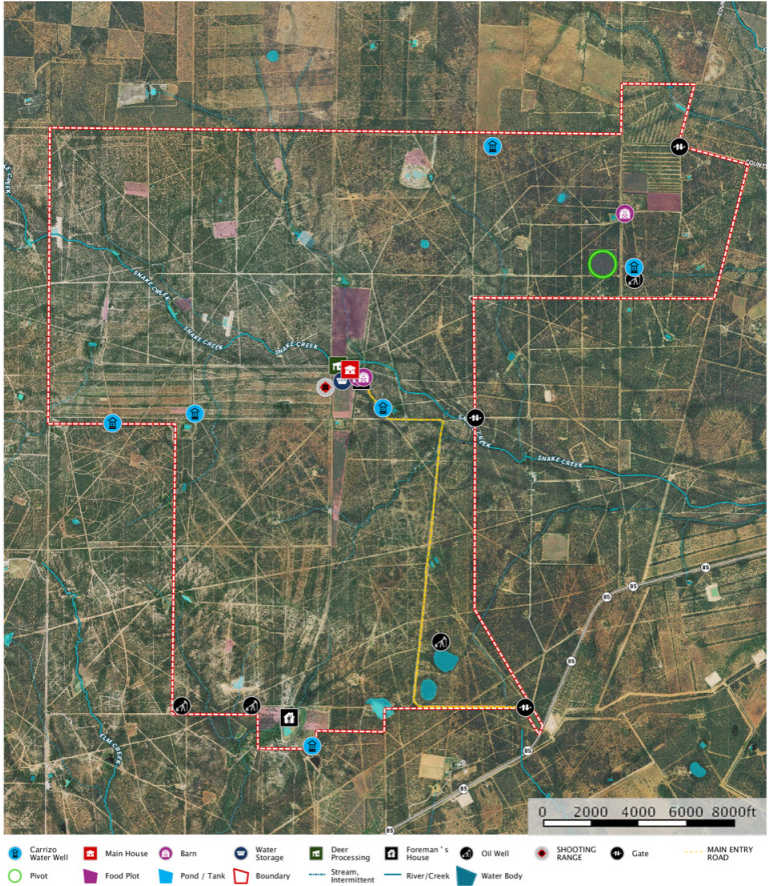
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# MAP

## 8195 Acres – Snake Creek Ranch

Frio County, Zavala County, Dimmit County, Texas, 8195 AC +/-



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**8195+ ACRES**  
**FRIO-DIMMIT-ZAVALA COUNTY**

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Snake Creek Ranch is conveniently located just over an hour from San Antonio and fronts on Hwy. 85 just 15± miles west of Dilley, Texas.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: [trec.state.tx.us/pdf/contracts/OP-K.pdf](http://trec.state.tx.us/pdf/contracts/OP-K.pdf)  
All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

**VIDEO**

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**MAP**

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