



# LEONA RIVER RANCH

**5,000+ Acres Frio County**  
**Leona River Road**

 Kuper  
**Sotheby's**

  
**DULLNIG**  
RANCH SALES



## DESCRIPTION

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Owned and operated by the same family for 70 years, this is a rare opportunity to own a long term, family held ranch in desirable Frio County. This blank canvas is well watered with several irrigation wells and the Leona River. Large trees, excellent brush and gently rolling land makes this a very attractive offering.

## IMPROVEMENTS

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This property is waiting for improvements of your choice. Currently, there is a small 1,000± square foot cabin with 2 bedrooms. There are several excellent home sites throughout for new construction. The perimeter is high fenced for 7.45± miles with the remainder perimeter fencing being 4.73± miles of low fence. Roads are in good condition.



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## WATER

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This ranch is very well watered. There are five irrigation water wells all run by a generator. The three most recent irrigation wells were drilled by US Energy and are believed to produce 300± GPM, 546± GPM and 630± GPM respectively. The last two irrigation wells produce 200± GPM each. These wells are believed to be artesian and to be 1,600± feet deep. There are five domestic wells on the property as well. These two solar and 3 windmills supply water to 5 large concrete pilas which the gravity flow water to 10± water troughs and 2 small ponds. There are 3 tanks of which the large 2± acre tank can be filled with the irrigation well. The highlight of the property is the 2.1± miles of Leona River. The River currently has water and is running slightly. The River offers a unique habitat with large trees providing a park-like feel. There are 2.1± miles of seasonal Yoledigo Creek and .37± mile of Little Yoledigo Creek before they adjoin on entering the Leona River. Goat Hollow Creek is another named seasonal creek that traverses 3.2± miles from north to south.





## VEGETATION

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This ranch has all the necessary browse to grow large deer and carry lots of game. The terrain ranges from rolling hills to heavily treed River bottom. Large mesquite trees are found throughout the property. Large Oak Trees, Cedar Elms and Hackberry line the banks of the River, seasonal creeks and sloughs. Brush species include: Guajillo, Black Brush, Guyacon, Granjeno, White Brush, Persimmon, Prickley Pear, Ceniso, Huisache and Twisted Acacia.

## ELEVATION

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This ranch has a great mix of rolling hills and river bottom. These hills provide excellent new sites with elevations of 736± feet ASL. These high points provide views of the River bottom land which has an elevation of 570± feet ASL.





## WILDLIFE

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This low fence, free-range hunting ranch has produced some excellent bucks over the years. Leased to the same hunters for 17 years, this place has been well managed. The combination of water distribution and excellent brush diversity allows this property to produce large white tail deer and hold an abundance of game. Open areas and sparse brush areas allows for good quail hunting. The River produces roosting trees for turkey, therefore the ranch holds tons of turkey. Wildlife includes;Whitetail deer, turkey, quail, dove, javalina, hogs and varmints.

## MINERALS

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Surface only.

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**5,000+ ACRES FRIO COUNTY**

This property is located 70± miles south of San Antonio, 20± miles west of Pearsall (the county seat), and 19.5± miles east of Batesville, Texas. The property is on County Road 4757 (Leona River Road) and has 2.3± miles of CR 4757 as its western boundary. This ranch is 3.2± miles down CR 4757 from Hwy. 57.

Airport: McKinley Field Airport (T30), is 4 miles south of Pearsall and has a 5027 ft. runway.

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**MAP**

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**VIDEO**

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