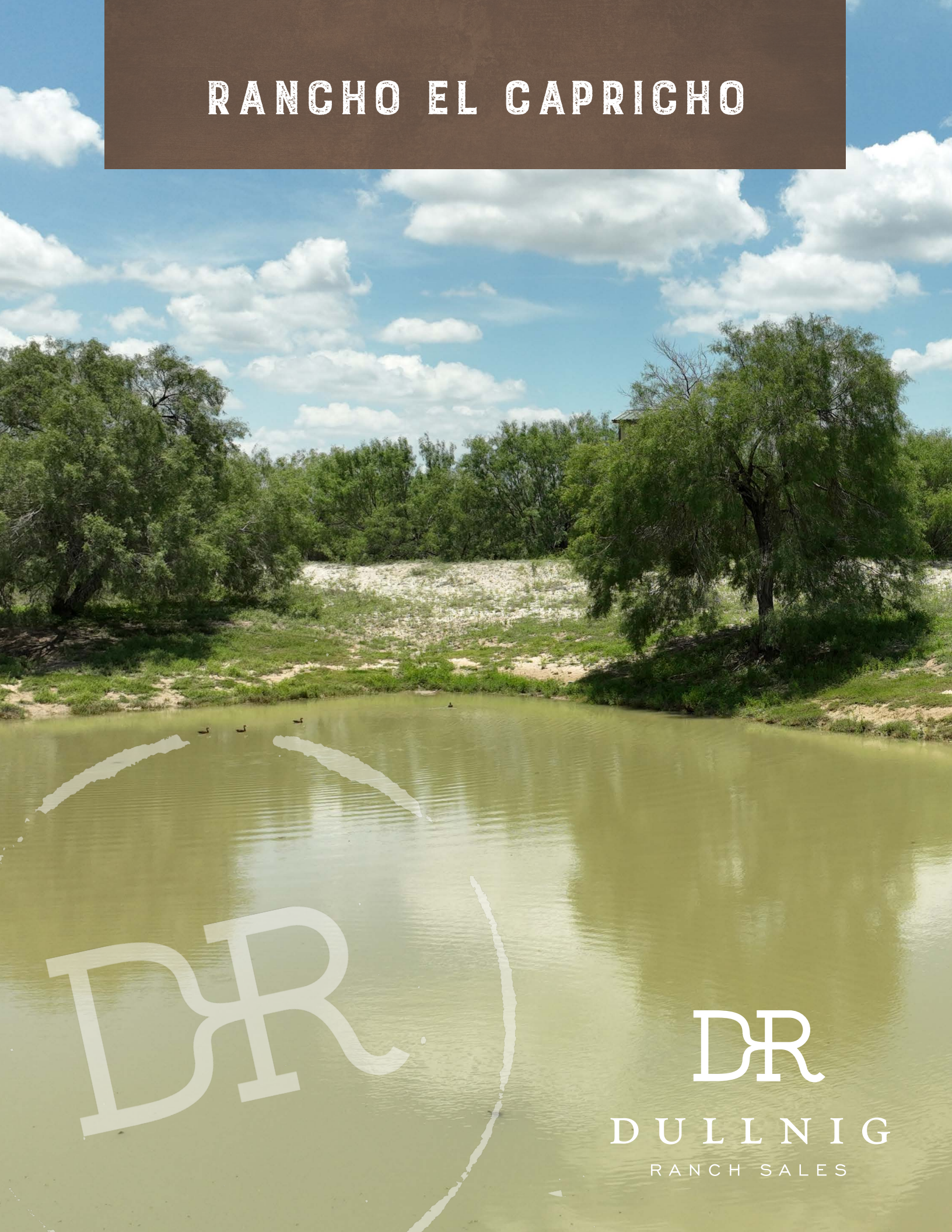


RANCHO EL CAPRICHIO



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Rancho El Capricho offers a quintessential blend of South Texas terrain and native hunting. Originally obtained with the intention to use it as a commercial game hunting ranch for natives and exotics, it is currently being used by family only for whitetail hunting. The ranch is completely high fenced, with nice genetics introduced over eight years ago. Rancho El Capricho is a turnkey hunting ranch with fine improvements, ready-to-go!

598± Acres
Starr County

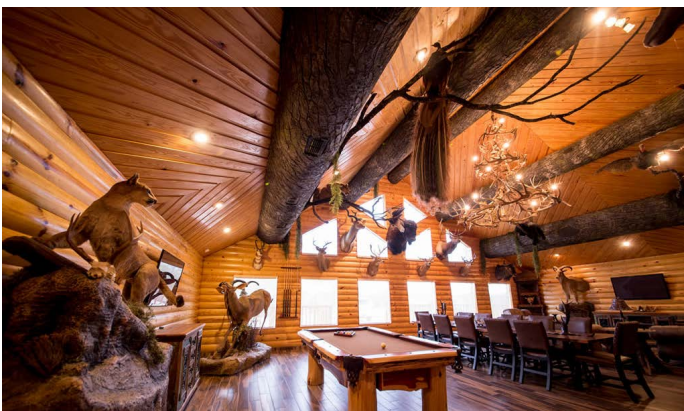
IMPROVEMENTS

The dramatic main lodge is approximately 2500± square feet of entertaining space with a commercial-grade kitchen, bar, game room, vaulted dining and relaxation room, and a wrap-around railed porch. The log cabin construction incorporates whole tree timber beams for the wood ceiling and complementary wood flooring plus brick accent walls.

There are two finished-out manufactured homes attached by a deck offering 4 bedrooms, 4 bathrooms, 2 extra kitchens and living rooms plus covered patio. There is also a separate foreman's lodge.

RANCH IMPROVEMENTS

High fenced perimeter, Conex Box, small storage room, four RV hookups. Seven large custom deer blinds with solar lighting and large staircases. Seven corn feeders.



598± Acres
Starr County

TERRAIN/VEGETATION

Predominately dense South Texas brush covers mostly level terrain, with a few high spots. There are Sandy loam soils with a few rocky outcroppings.



598± Acres
Starr County

WATER

One nice pond located in the center of the ranch, and rural water is piped to ten watering stations throughout the ranch. An additional water well was drilled but is currently not in use.



598± Acres
Starr County



INCLUSIONS

Most of the furnishings will convey – See Broker for details.

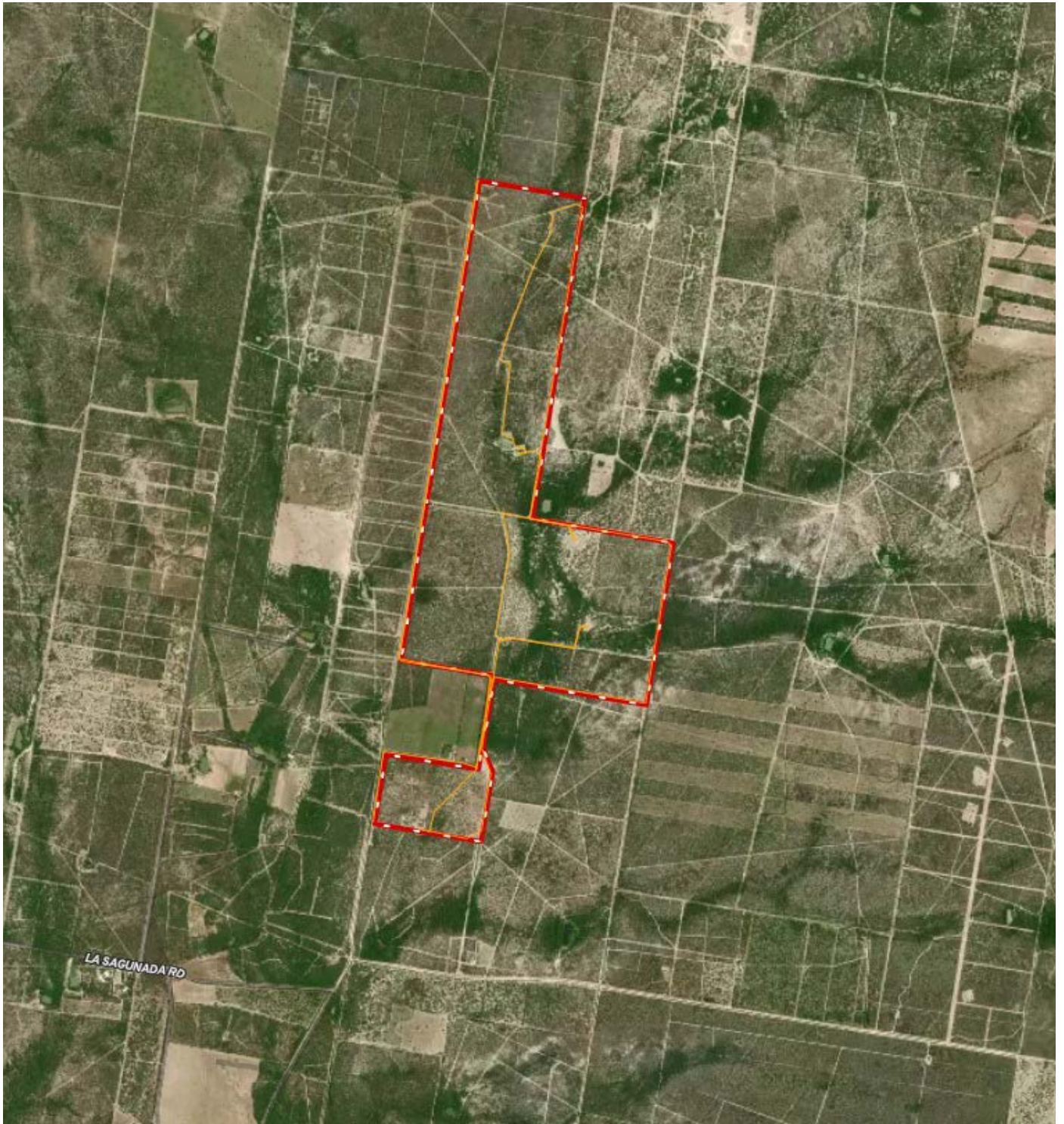
TAXES

Exemption in place.

598± Acres
Starr County

MAP LINK

[Click here to view map](#)



598± Acres
Starr County



**598± ACRES STARR COUNTY
1234 LA SEGUNADA RD
RIO GRANDE CITY, TX**

The ranch is located 5.3± miles west of Hwy 755 on La Segunada Rd and 8± miles north of Rio Grande City.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

PROPERTY WEBSITE

[Click here to view website](#)

VIDEO LINK

[Click here to view video](#)

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RANCH SALES

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