

DRIFTWOOD RANCH

DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Driftwood Ranch, featuring the confluence of the Atascosa and Frio Rivers, is a one-of-a-kind turnkey property that has been meticulously cared for and operated by the same family for 100 years. Along with the confluence, this property features 2.3± miles of steady flowing Frio River and Atascosa River and is one and half mile away from the Choke Canyon Reservoir. The riverbanks are lined with hundreds of large oak, elm, and hackberry trees with hanging moss to create a beautifully surreal wilderness, a rare sight in South Texas. The property also features a 4,500± square foot home that was featured in the 1998 Parade of Homes in San Antonio.

IMPROVEMENTS

Upon entry through the automatic gate and stoned entrance, the paved black top road takes you to the 4 bed, 4 bathroom two-story 4,500± square foot home. Built in 2000, the home's plans were featured in the 1998 Parade of Homes in San Antonio. Additionally, a few barns and storage sheds throughout the property provide storage for all farm equipment, hay, and other various ranching necessities. All farming equipment will convey in the sale (see broker for full list of farming equipment).

837± Acres

Live Oak County



837± Acres
Live Oak County

WATER

Driftwood Ranch is a true Texas landmark with the historically significant confluence of the Atascosa and Frio Rivers. Along the east half of the property, both the Frio River and Atascosa River flow for $2.3\pm$ miles. Renowned Choke Canyon Reservoir is one and half miles away of the property and releases 33 cubic feet of water per second straight into the Frio; this state mandated flow of water is to ensure the constant flow of the Frio River, preventing dry spells. Additionally, there is a $1.5\pm$ acre tank next to house. The house is supplied by Three Rivers Water and there are four water meters throughout the property.



837± Acres

Live Oak County

VEGETATION/TERRAIN

Driftwood Ranch has endless possibilities but is primarily used for hunting, grazing, and crop cultivation. The mixture of oak, elm, and hackberry trees along the riverbank creates a serene waterscape unlike any other in South Texas. 150± acres are currently used for cultivating grain sorghum and corn. 200± acres of open pasture are used for cattle grazing. The remainder of the property is filled with shrub brush common to South Texas for high quality deer and wildlife habitat. This property has been carefully managed to prevent overgrazing and to keep the soils in excellent condition.



837± Acres
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WILDLIFE

This low fenced ranch creates a wildlife haven and provides some of the greatest Whitetail deer, dove, duck, turkey, quail, and hog hunting in the state. Driftwood Ranch has had very low pressured hunting over the years, providing new owners with the opportunity to implement their preferred wildlife program. The brush habitat is well-suited and designed for all wildlife to thrive and has all the common shrub brush found in South Texas for excellent deer hunting. This property is one and a half miles away from Choke Canyon Reservoir where you can enjoy world class bass fishing and duck hunting, as well.

TAXES

Agricultural Exemption.

MINERALS

None.

BROKERS NOTES

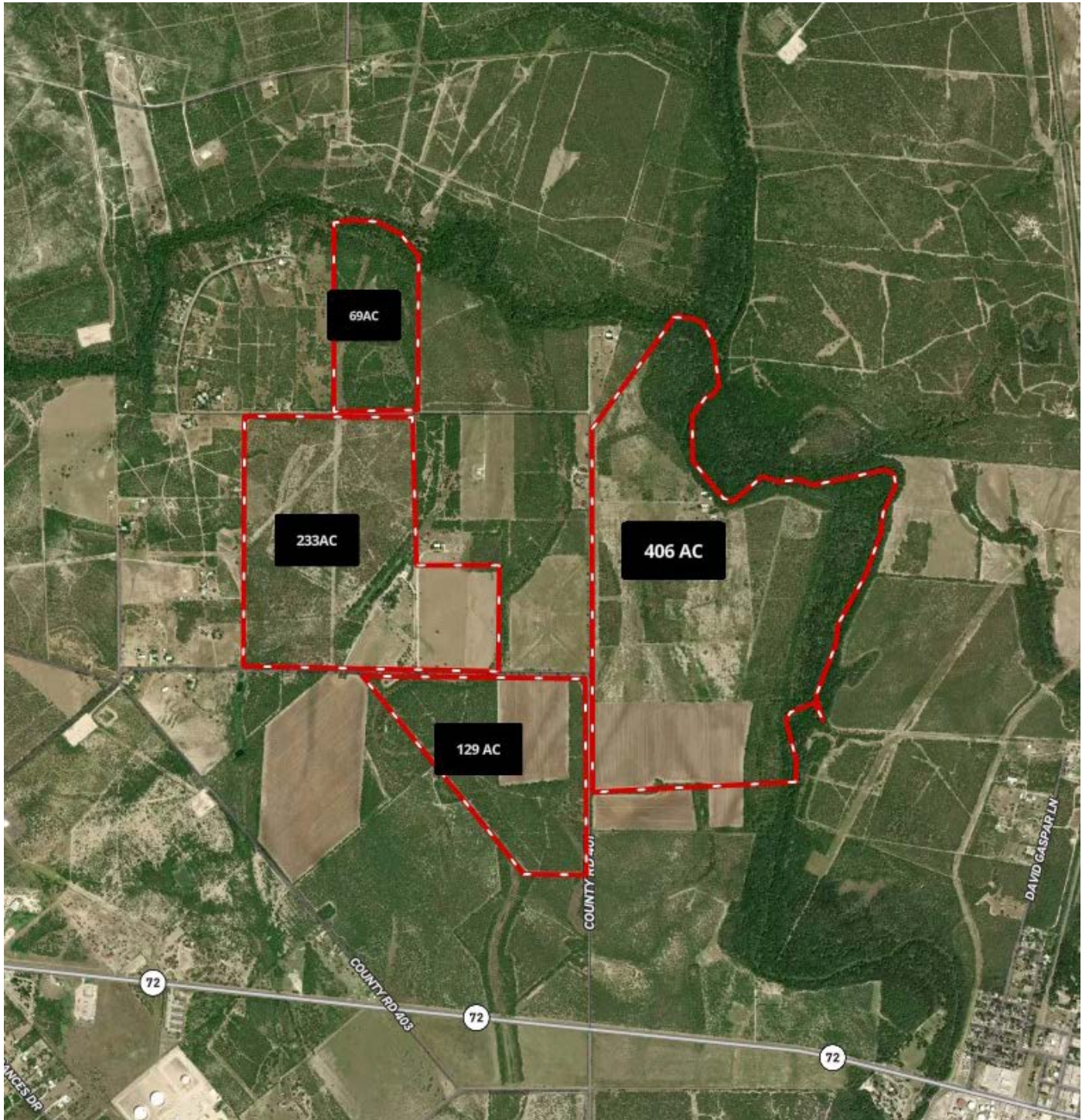
A portion of this ranch is in the flood plain. The house has been built up on 5 feet of topsoil to keep out of the flood plain. See broker for details. Contact Zane Gurwitz at 210-683-6610 for questions and showings

837± Acres

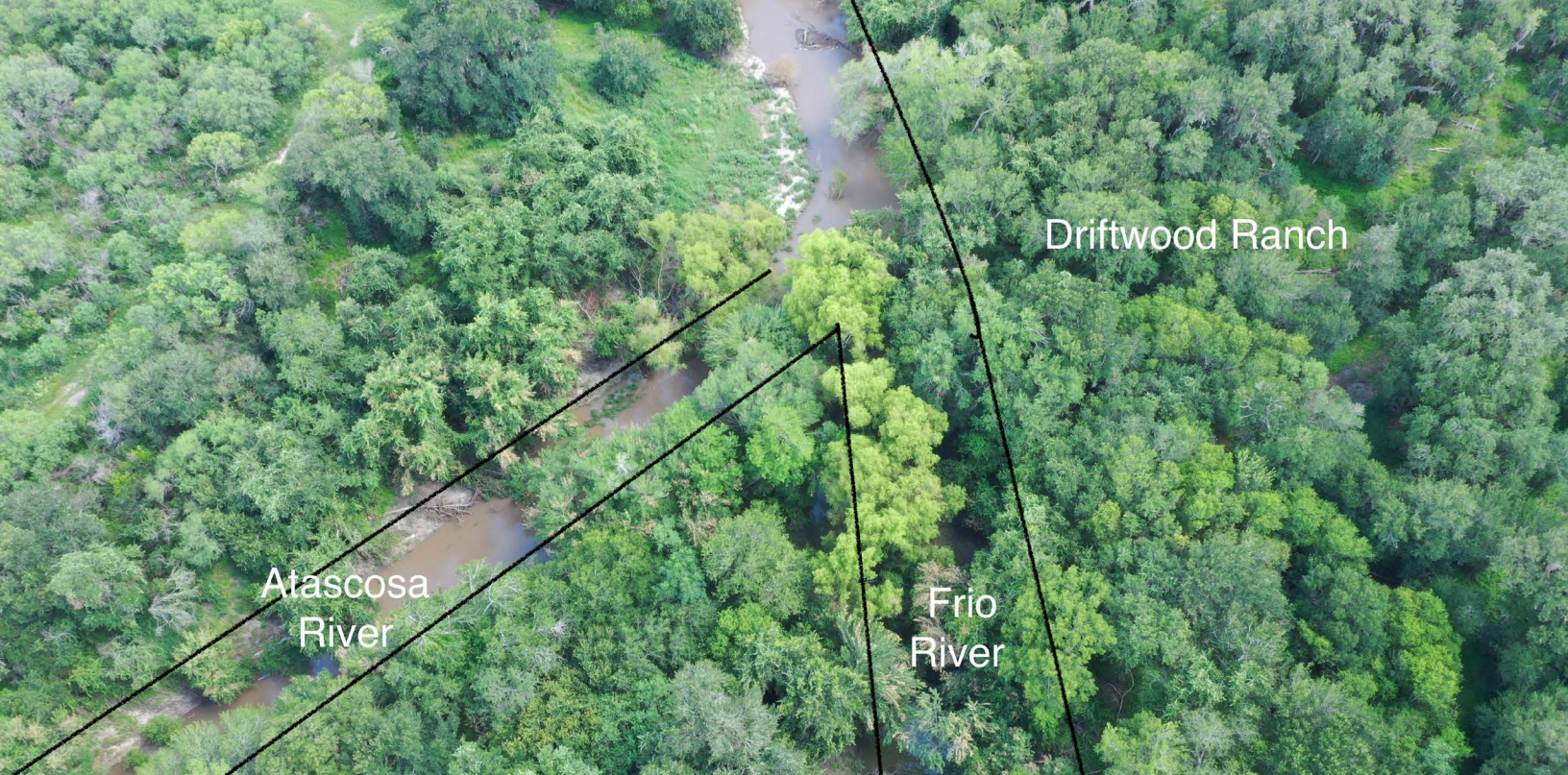
Live Oak County

MAP

[Click here to view map](#)



837± Acres
Live Oak County



Driftwood Ranch

Atascosa
River

Frio
River

**837± ACRES LIVE OAK COUNTY
309 COUNTY ROAD 402
THREE RIVERS, TX, 78071**

Driftwood Ranch is just to the west of Three Rivers, 1.5± miles from Choke Canyon, 10+ miles north of George West, 70± miles south of San Antonio, 70± miles north of Corpus Christi, 220± miles southwest of Houston.

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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