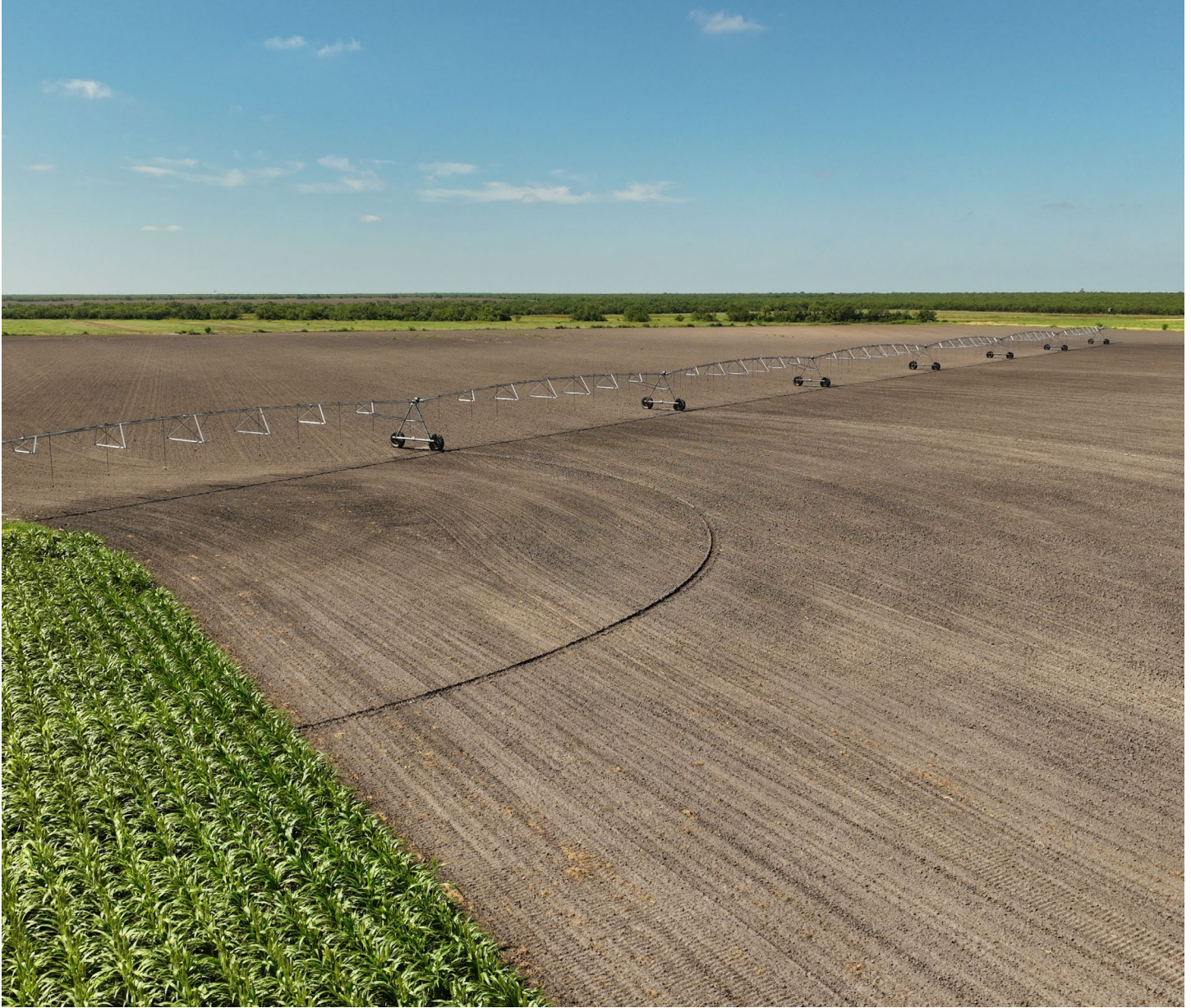


LA PRYOR FARM



DR
DULLNIG
RANCH SALES



DESCRIPTION

La Pryor Farm is an irrigated farm with four brand new pivots, three-phase power, recent perimeter fencing and an abundance of road frontage. Its reliable water and fertile soils provide several options for the end use of this farm.

WATER

Four new Reinke irrigation pivots irrigate 226± acres of this farm. There is currently one working irrigation water well that is 400± ft. deep and is believed to produce 300± GPM. Three phase power was just installed to run both the pivots and the water well. There is a second, older irrigation well that is believed to be 330± ft deep that has new equipment but would need a little work. All of the pivots and water wells are tied together via newly installed underground piping. Cattle troughs and tank water have been carefully distributed throughout the farm. There are currently two ponds on the property that provide a source of water for cattle, doves and other wildlife.

375± Acres

Zavala County



375± Acres
Zavala County

VEGETATION

226± acres of this farm are under pivot and the current farmer plants milo and wheat. The new owner could continue a similar operation or could plant grasses for a cattle operation. The remaining acreage, except for the ponds, is a dry land farm.

IMPROVEMENTS

The ranch is void of structural improvements, but the owner has established sound infrastructure to include three phase power and water distribution plus there are plenty of feasible and desirable locations for a home. The perimeter of the ranch has primarily new low fencing, all of which are in good condition.



375± Acres
Zavala County

WILDLIFE

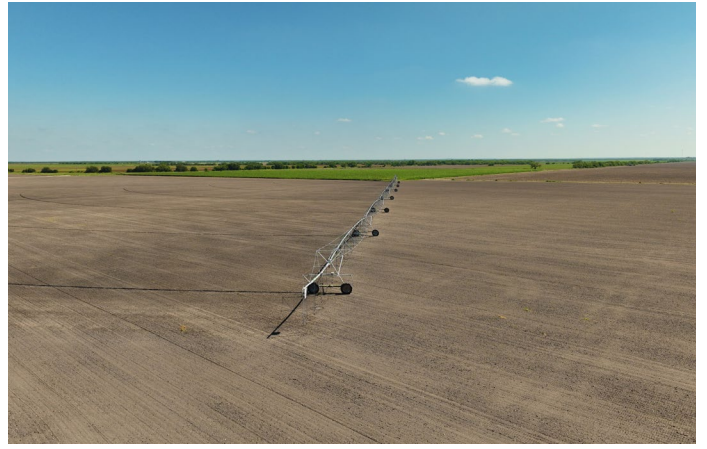
The dove hunting can be world-class and the current owner runs a seasonal dove hunting operation. Other wildlife present on the property includes White-tailed deer, quail, turkey, varmints and many more.

MINERALS

Negotiable.



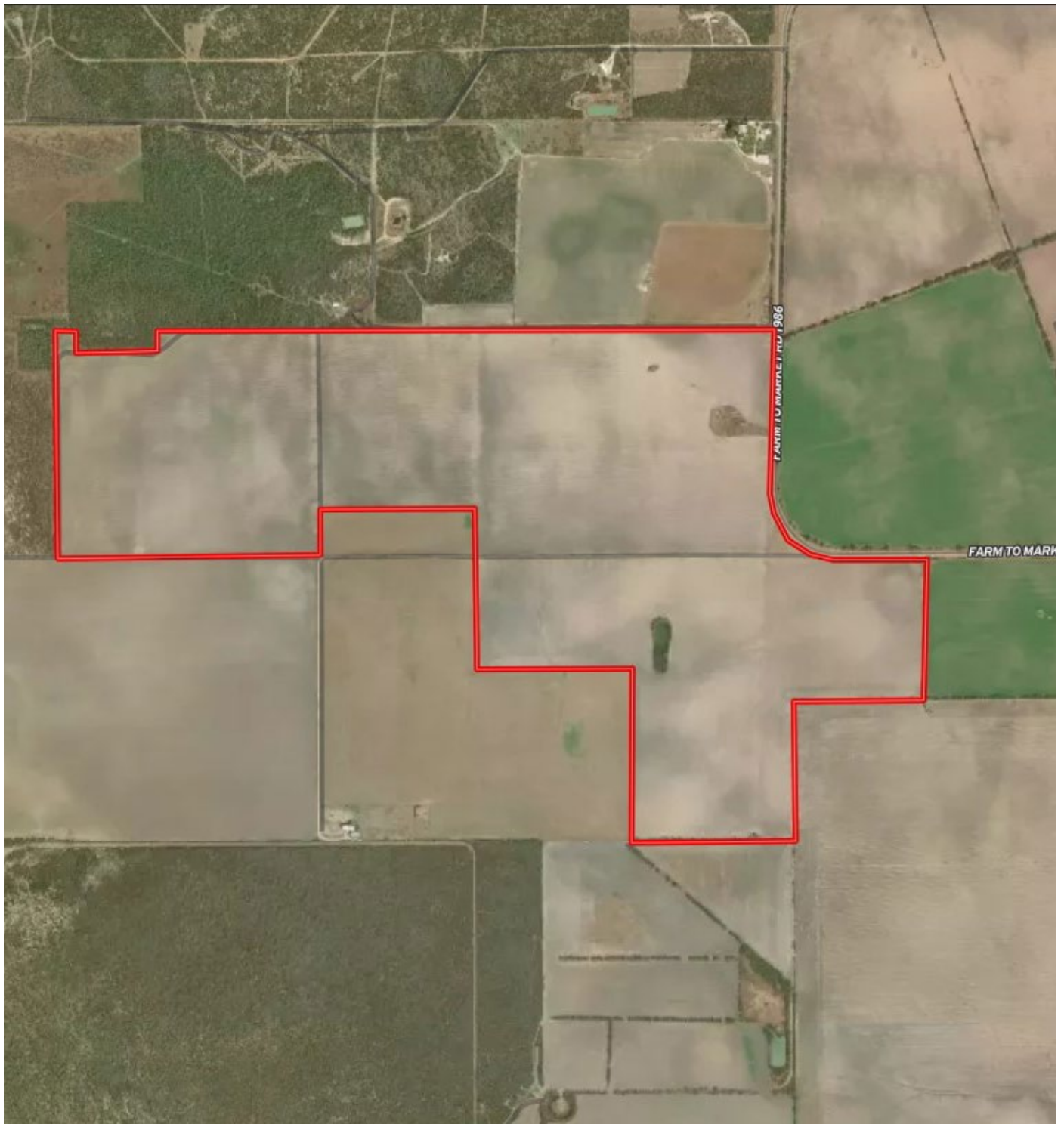
375± Acres
Zavala County



375± Acres
Zavala County

MAP

[Click here to view map](#)



375± Acres
Zavala County



375± ACRES ZAVALA COUNTY

This farm has 2,900±ft. of frontage on FM 1986 and is located 4± miles NW of La Pryor, 21± miles S of Uvalde and 100± miles SW of San Antonio.

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

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VIDEO

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