

# DRIFTWOOD RANCH

DR

DR

DULLNIG  
RANCH SALES



## DESCRIPTION

This parcel of the Driftwood ranch is highlighted with 431 acres of prestigious hunting, grazing, crop cultivation, a quarter mile of Frio River frontage, and a beautiful 4,500± sq.ft home that was featured in the 1998 San Antonio Parade of Homes.

## 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± sf 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.

***431± Acres***

***Live Oak County***



*431± Acres*  
*Live Oak County*

## **WATER**

Along with the quarter mile of frontage on the Frio River, 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+ acre tank next to house. The house is supplied by Three Rivers Water and there are two water meters throughout the property.



*431± 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. 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.



*431± Acres*  
*Live Oak County*



## **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 pressure 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**

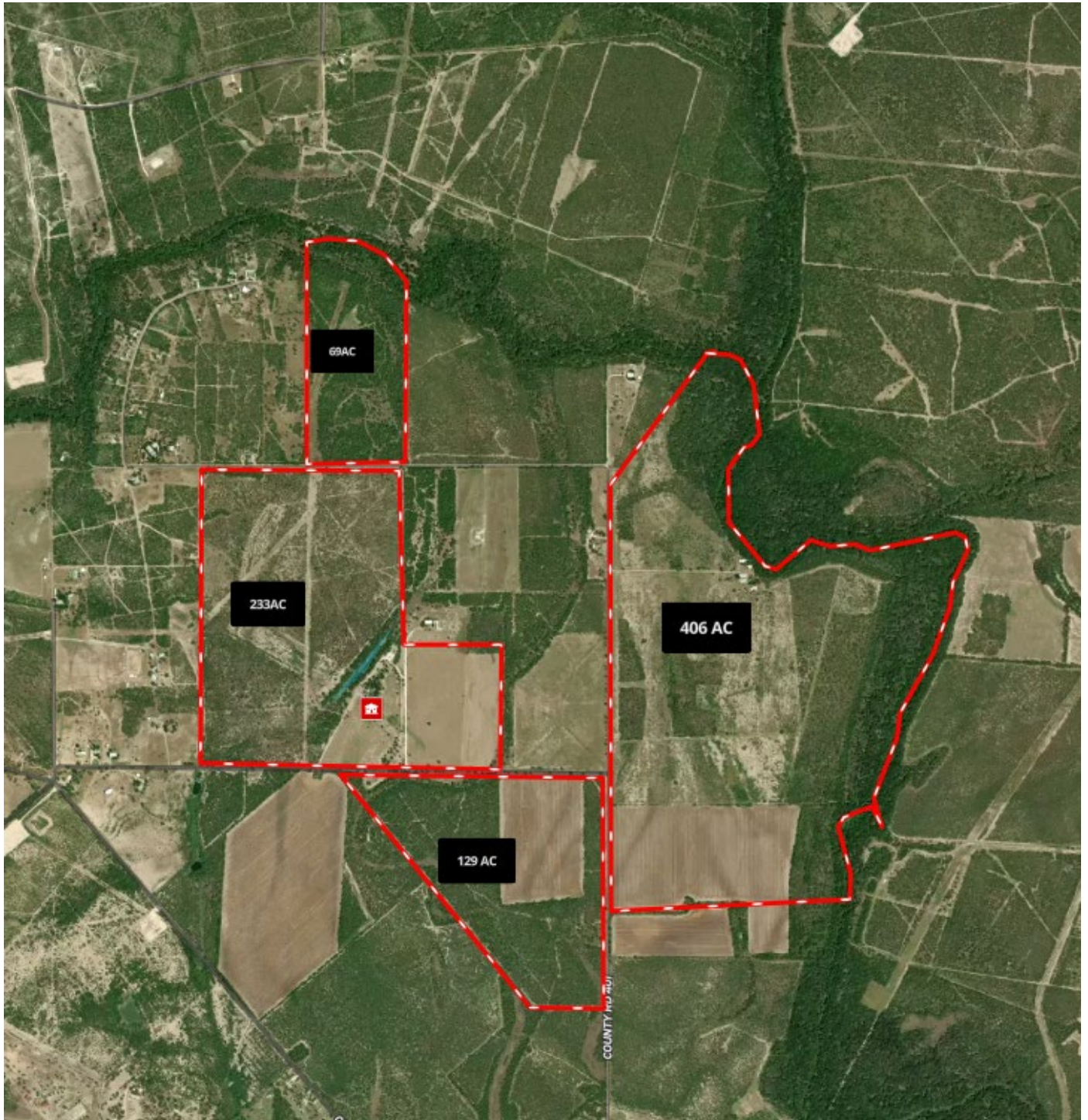
A portion of this ranch is in the flood plain. The house has been built up on 5 feet of topsoil to keep out of the flood plain. This parcel can also be sold as 233 acres, 302 acres, or 362 acres. See broker for details.

***431± Acres***

***Live Oak County***

# MAP

[Click here to view map](#)



***431± Acres***  
***Live Oak County***



**431± 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](http://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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**DR**  
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RANCH SALES

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