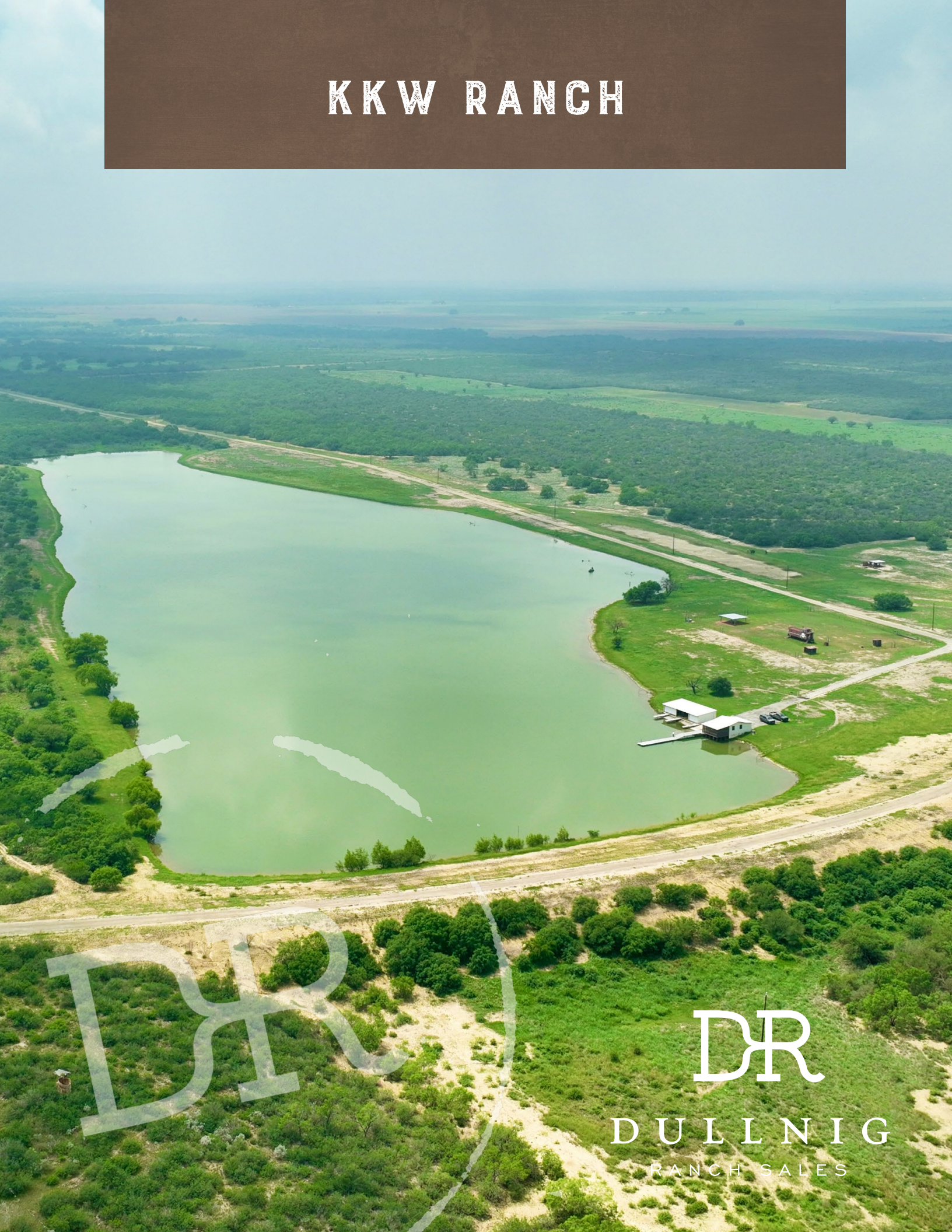


KKW RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Owned and operated by the same family for over 70 years, the KKW Ranch is truly a rare offering located in sought after Uvalde & Medina Counties. This property is highlighted by a 45± acre lake, Edwards irrigation rights and large native oak trees amongst the diverse brush. With its modest 'old school' ranch improvements, extensive paved road system, thoughtful game management and recreational improvements, the KKW Ranch is a classic South Texas ranch.

IMPROVEMENTS

A paved road system provides access to all of the structural improvements. The foreman's 2,772± sf home is the first house you pass as you head towards the headquarters. The main home is 3,188± sf with 5 bedrooms, 4 baths. A large outdoor patio, with an upstairs guest bedroom, creates a great entertaining and wildlife viewing area. The stone fireplace provides warmth and light to the vintage ranch house living room, and the wall of large windows allows for comfortable views of the grand oaks. The two-car garage and detached carport provide plenty of parking for vehicles. A skeet shooting range is also a rock's throw from the house.

Further along the paved road beyond the house is the ranch headquarters, which consists of two 6,000± sf metal barns, walk-in cooler, fuel tanks, etc. Both barns have concrete floors and are expanded by lean-to on the outside. The 2,528± sf hunting shack is just across the paved road from the headquarters. It has 3 bedrooms, 2 baths, a fireplace and a wide front porch for relaxation. Rounding out the structural improvements is a 260± sf caboose, 1,150± sf boat house with 625± sf boat slip barn, hay barn and 560± sf guest home. The ranch has 3.3± miles of paved roads, two irrigation pivots and several covered pump houses. The perimeter is high fenced with good interior cross fences, plus there are cattle pens and DNP pens present.

4,207± Acres

Medina-Uvalde Counties



*4,207± Acres
Medina-Uvalde Counties*



WATER

The ranch is very well watered, with excellent subsurface water and surface water. The ranch boasts a 45± acre lake and irrigation capabilities not found on many places. In addition to the lake, the ranch also has 15 stock tanks. During normal rainfall, many of the stock tanks are several acres in size. The ranch has two Edwards irrigation wells providing two center pivots with water for crops. It also keeps the 45± acre lake at constant level. In addition to the two irrigation wells, there are eight domestic wells that provide water to the structural improvements and water troughs throughout the ranch. There are three named creek drainages that traverse the property, including 1.6± miles of Rancheros Creek and 1.8± miles of East Elm Creek. All three of these provide good runoff to the lake and tanks and will hold water in wet times. The price of this offering includes 476-acre feet of unrestricted Edwards Water Rights.



4,207± Acres

Medina-Uvalde Counties

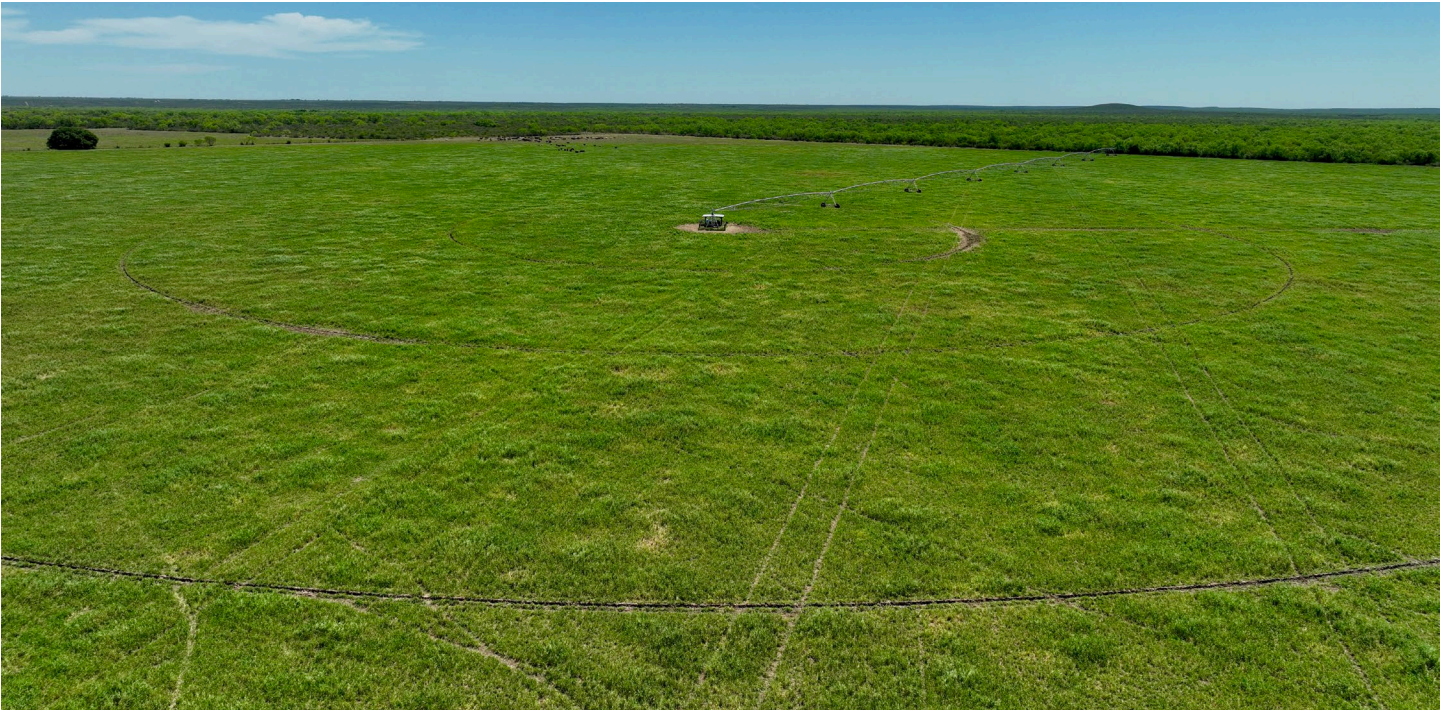


WILDLIFE

This ranch has been under intense management for 20 years, which has allowed for an excellent deer herd to thrive. In addition to the 236 B&C ranch record buck, a 33" wide native buck was taken prior to any outside genetics being introduced to the ranch and was featured on the cover of Texas Trophy Hunters magazine. The enhancement of the deer herd has involved the strategic introduction of South Texas doe from a well-known ranch that are bred by a breeder buck. With ample water and excellent brush diversity, this ranch holds tremendous quality and quantity of wildlife and game. Large oak trees scattered throughout and open fields allow for excellent turkey habitat. Irrigation pivots provide good opportunities for dove hunting and food plots for deer. Selected open areas allow for good quail hunting opportunities and create natural edges for whitetail. Aside from game hunting, the ranch offers special bass fishing and duck hunting with the main lake and multiple other stock tanks. This ranch basically offers a truly rare hunting experience. Wildlife includes whitetail deer, turkey, quail, dove, javelina, hogs and varmints.



4,207± Acres
Medina-Uvalde Counties



VEGETATION/TERRAIN

This ranch has excellent brush diversity and overall wildlife habitat. Three natural creek drainages traverse the property supporting large hardwoods such as Live Oak trees, Hackberry trees, Elm trees and Mesquite. The brush diversity changes from brushy rolling hills to dense heavily wooded creek drainages, providing both excellent food sources and cover for wildlife. Brush species include Guajillo, Guayacan, White Brush, Persimmon, Granjeno, Black Brush, Huisache and many more. There are irrigation pivots that irrigate a 135± acre field and a 20± acre field. There have been areas selectively cleared over the years totaling 900± acres. The gentle roll provides over 100' of elevation change with elevation range from 850' ASL to 965' ASL.

MINERALS

There is no mineral production. Minerals negotiable.



TAXES

Ag Exemption.

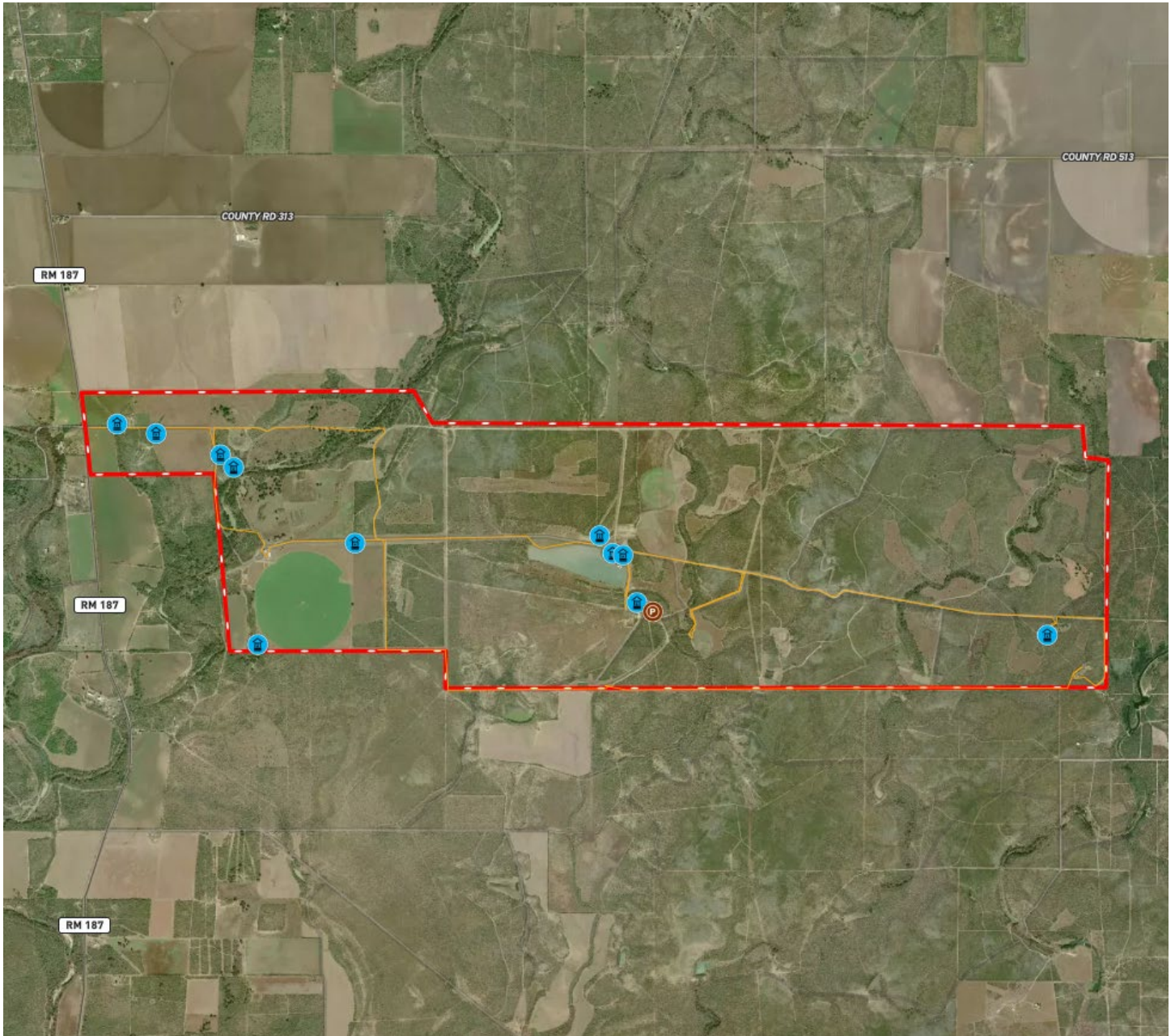


4,207± Acres

Medina-Uvalde Counties

MAP

[Click here to view map](#)



4,207± Acres
Medina-Uvalde Counties



**4,207± ACRES MEDINA-UVALDE COUNTIES
FM 187
SABINAL, TX 78881**

This property is located only 68± miles west of San Antonio and its International Airport, 22± miles east of Uvalde, 22± miles west of Hondo and 2.55± miles south of Sabinal, TX. The property has .44± miles of paved FM 187 frontage on its west boundary.

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

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DULLNIG
RANCH SALES



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