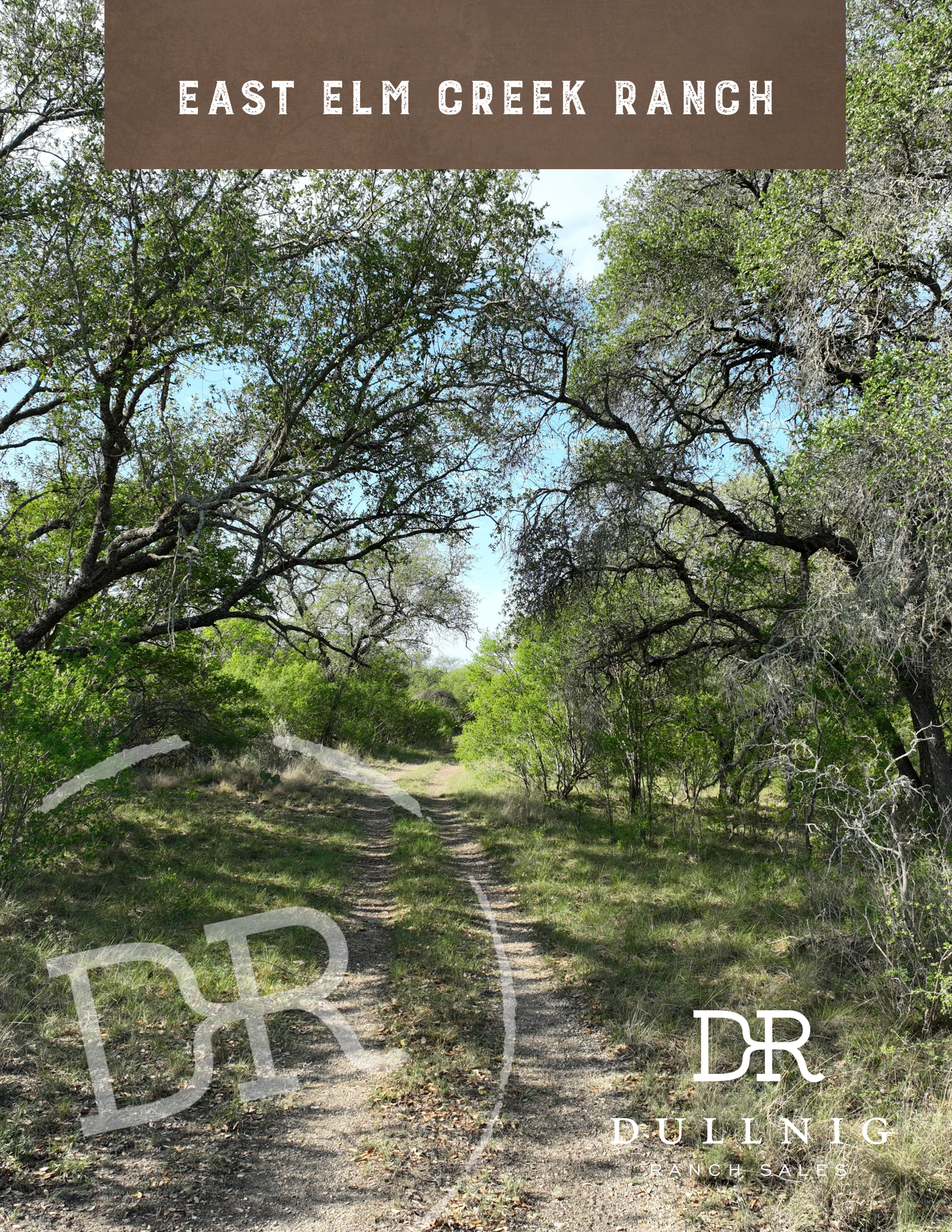


# EAST ELM CREEK RANCH



DR

DR

DULLNIG  
RANCH SALES



## DESCRIPTION

Just a short drive down Highway 90 from Uvalde lies East Elm Creek Ranch. This ranch offers tremendous South Texas hunting opportunities, while East Elm Creek features impressive oak trees, making this property truly unique for the area. The Highway 90 frontage offers easy access, and with improvements in place, this ranch is ready for immediate enjoyment.

## IMPROVEMENTS

There is a 3-bedroom, 2-bath manufactured home that sits beneath the cover of a large metal building, while leaving plenty of additional room for storing vehicles, feed, and other ranch materials. There is also a nice set of cattle pens on the property.

***640± Acres***

***Kinney County***



*640± Acres  
Kinney County*

## VEGETATION/TERRAIN

This ranch offers both the typical South Texas brush that is common in this area, such as guajillo, ceniza, mesquite, and persimmon, as well as large hardwoods along the creeks that offer cover for wildlife, creating a truly unique feel to this piece of South Texas.

## WILDLIFE

Wildlife on this ranch is plentiful and includes typical native wildlife such as Whitetail deer, turkey, hogs, dove, and varmints, as well as Axis deer. The creeks on the ranch offer great cover and browse for wildlife.



*640± Acres*

*Kinney County*



## **WATER**

There is a water well on the property that feeds the house, along with five water troughs that have been strategically placed throughout the property, providing year-round water to wildlife even in dry conditions. Along with East Elm Creek, which is a wet weather creek, there is also a 1± acre pond on the property that is currently dry.

***640± Acres***  
***Kinney County***



## UTILITIES

Power is in place on the property.

## TAXES

Wildlife Exempt. \$768.78 (2023)



*640± Acres*

*Kinney County*

# MAP

[Click here to view map](#)



***640± Acres  
Kinney County***



## **640± ACRES KINNEY COUNTY HIGHWAY 90 BRACKETTVILLE, TX 78832**

Lying on Highway 90 between Uvalde and Brackettville, this ranch provides easy access with the amenities of town just a short drive away. This ranch is 27± miles from Uvalde, 12± miles from Brackettville, 113± miles from San Antonio, and 191± miles from Austin.

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](#)


**Robert Dullnig**  
Broker Associate of Dullnig Ranches

dullnigranches.com  
Phone: 210.213.9700  
Email: dullnigranches@gmail.com

6606 N. New Braunfels  
San Antonio, Texas 78209

**DR**

**DULLNIG**  
RANCH SALES

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