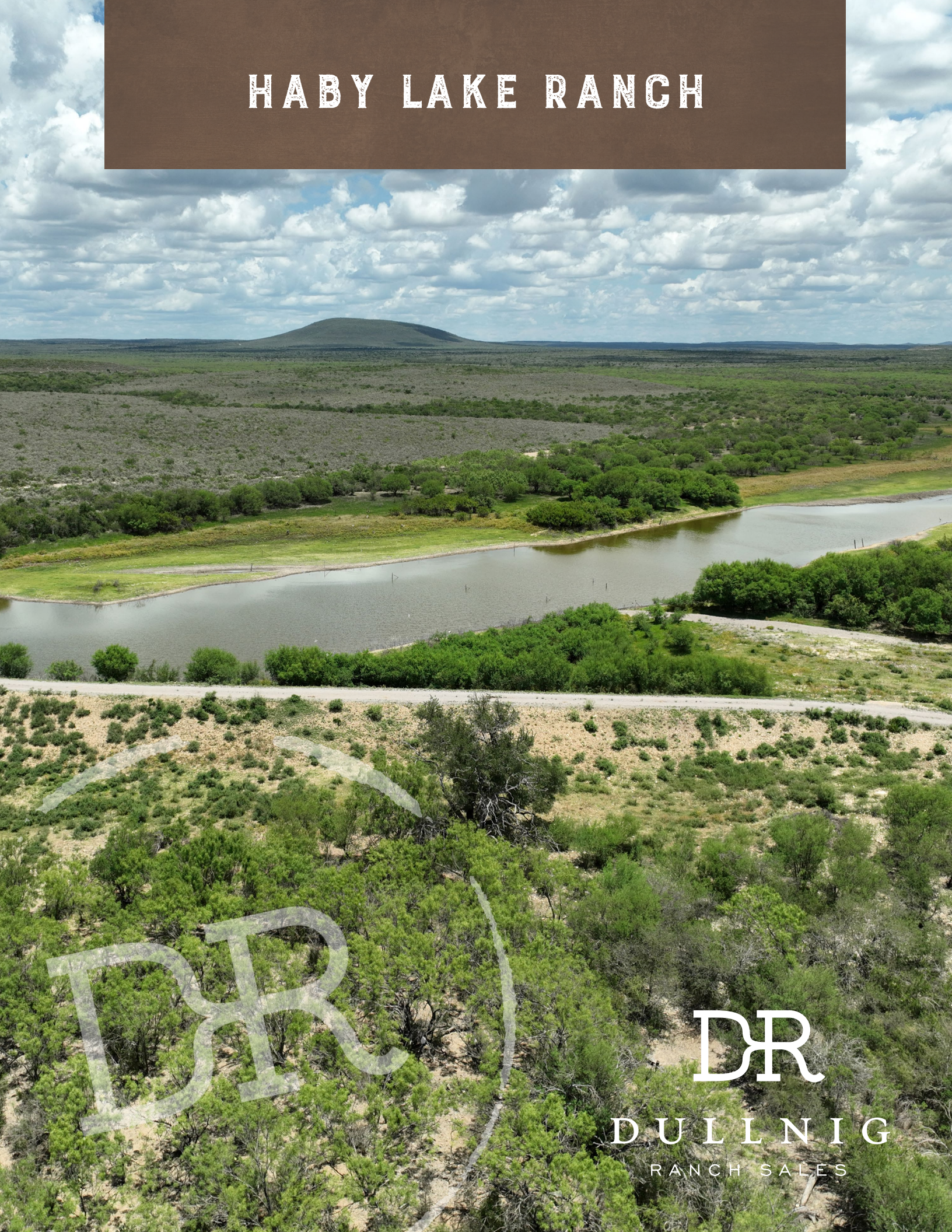


HABY LAKE RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Haby Lake Ranch is an opportunity to own a transition zone ranch with a mixture of Oak trees and South Texas brush, with great hunting and scenic but very usable rolling terrain. Owned by the same family for over 35 years, Haby Lake Ranch has impressive surface and subsurface water for the area. With infrastructure for the distribution of water and thorough road system in place, the minimal structural improvements provide an opportunity for the new owner to build to their liking.



7,054± Acres
Kinney County



IMPROVEMENTS

There is a cozy 2-bedroom, 1-bathroom older stone cabin in the midst of a remodel that would make a great retreat, along with a hunting camp. Both have power and water present. Ideal additional building locations with spectacular views are plentiful. There is one barn on the property and a set of livestock working pens. The impressive road system allows access to much of the ranch by vehicle. Many of the main roads are improved with materiel making them drivable even during wet times. A portion of the northern and eastern boundaries has high fencing with the remainder of the perimeter having standard height fence. Cross fencing is in place for livestock rotation.



7,054± Acres
Kinney County

WATER

This property is very well watered with the highlight being the 20± acre lake. Near by the lake is an irrigation well which can be used to help keep the lake full. Along with the lake are six ponds and numerous water troughs. Arenosa Creek is a wet weather drainage that traverses through the property and is the main watershed for the lake. There are several other wet weather creek drainages, including Elm Creek, which runs through the northwest portion of the property. A total of six water wells service the house, hunting camp, water troughs and also supplement several of the ponds.

VEGETATION AND TERRAIN

This ranch has a great mixtures of South Texas brush such as guajillo, black brush, persimmons, ceniza and mesquite along with mottes of Oak trees scattered throughout. The numerous creek drainages provide areas with deeper soils, taller brush and are often where you find the larger Oak trees and Mesquites. The terrain is rolling but usable and offers breathtaking views in many locations. There is 145± feet of elevation change across the ranch. One unique feature is a cave located in a cluster of Oak trees along one of the creek drainages which is believed to be an aquifer recharge.

WILDLIFE

This ranch is loaded with native wildlife which includes Whitetail deer, turkey, quail, dove, Javelina, wild hogs, varmints and there have been some free roaming blackbuck spotted, as well. The lake provides fishing for bass and holds plentiful numbers of waterfowl during the fall and winter months.



7,054± Acres

Kinney County



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TAXES

Ag Exempt.



MINERALS

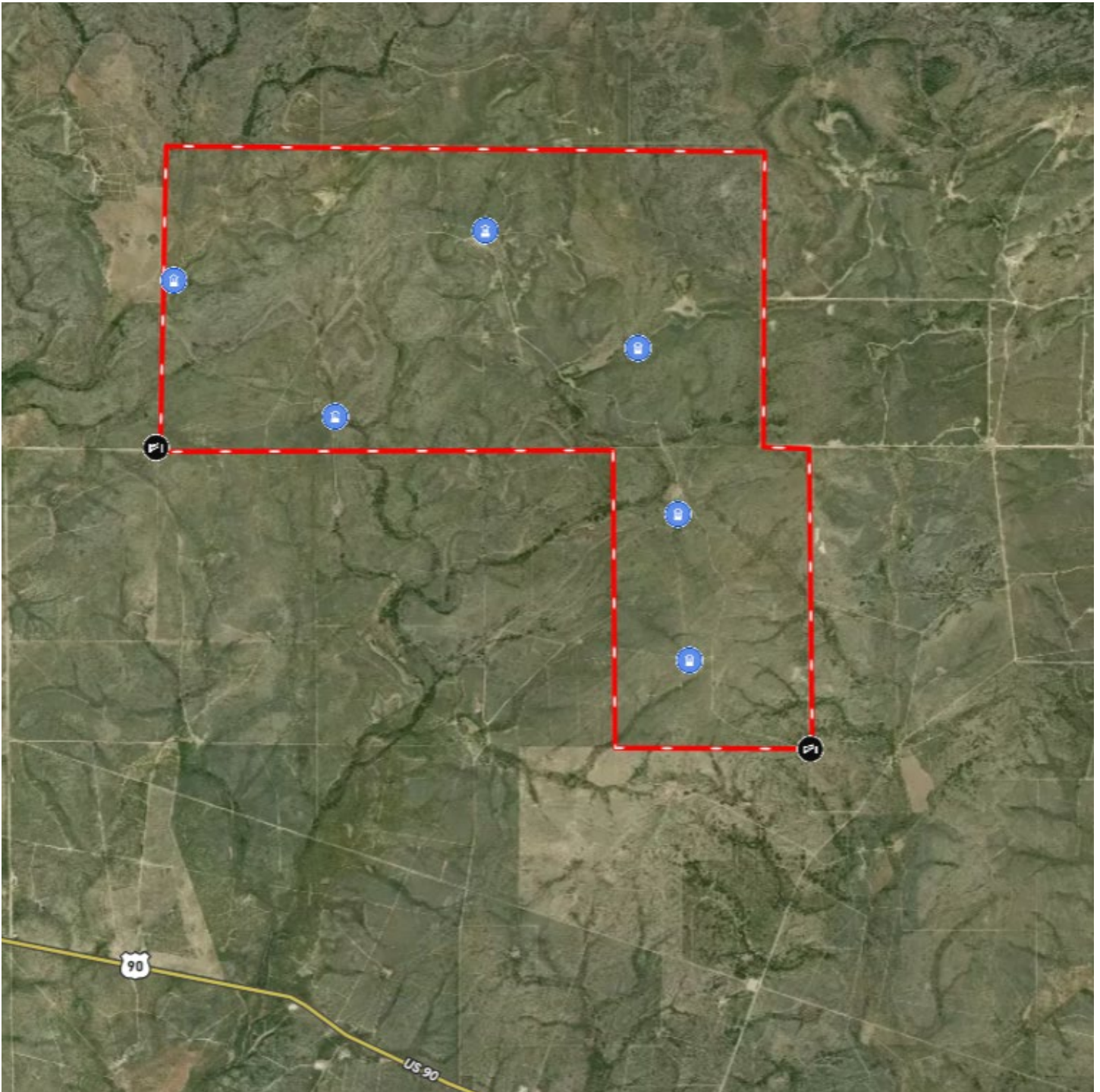
Negotiable. Contact Broker for details.



7,054± Acres
Kinney County

MAP

[Click here to view map](#)



***7,054± Acres
Kinney County***



**7,054± ACRES KINNEY COUNTY
GEORGE ROSE LANE
BRACKETTVILLE, TX 78832**

The property has two access points. The main entrance is at the southeast corner via a short easement road off George Rose Lane and the other access is at the southwest corner via a 4± mile easement from Hwy 90. The ranch is located 16± miles east of Brackettville, 28± miles west of Uvalde, 115± miles west of San Antonio, 190± miles southwest of Austin and 300± miles west 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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