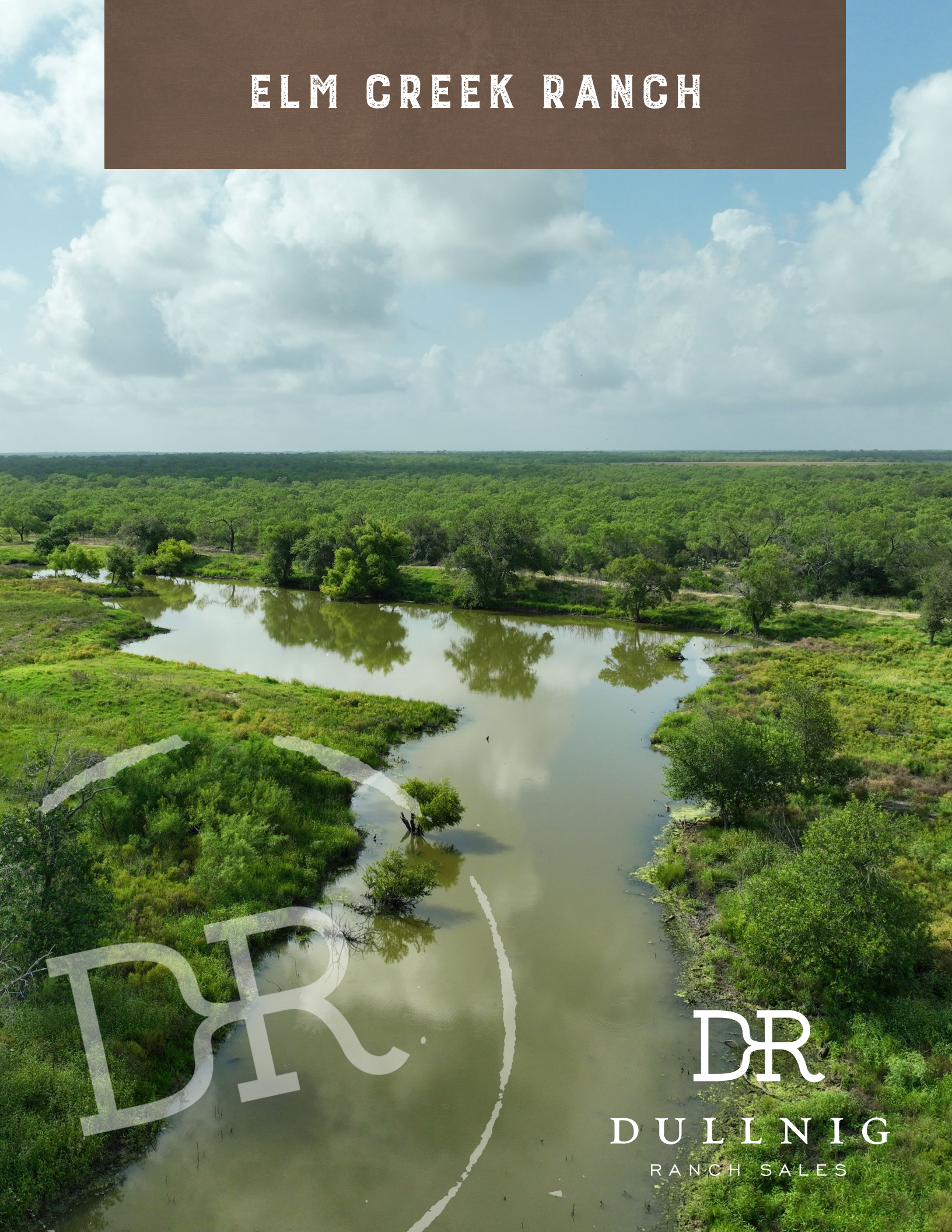


ELM CREEK RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Elm Creek Ranch defines a first class, turn key, hunting, recreation and income producing ranch in highly sought after Frio County. This high fence property offers a little bit of everything from irrigated hay fields, plentiful surface water and interior high fence cross fencing designed to keep or move native and exotic animals throughout the ranch.



867± Acres
Frio County



IMPROVEMENTS

Improvements include a nice 2115 square foot 3-bedroom, 3-bathroom main house. An approximately 1600 square foot hunters cabin is located away from the main house and is currently being renovated.

Ranch improvements include:

- 25 by 40-foot enclosed barn
- 150 by 50-foot hay barn
- 180 by 30-foot equipment barn
- A good set of Cattle pens

Approximately 10± acres of high fenced deer pens are located near the hunters cabin and are being used for the exotic breeding operation.



*867± Acres
Frio County*

WATER

The property has three electric submersible domestic wells and 2 irrigation wells. The irrigation wells are capable of pumping around 1200 GPM and 900 GPM respectively. There are 6 large ponds, 4 of which are supplemented by water lines from the irrigation wells. In addition to the ponds, Elm creek holds water in pockets during wet times. The irrigation wells also feed 7 pivots that supplement water to approximately 230± acres of irrigated farmland.

VEGETATION AND TERRAIN

Elm Creek Ranch has a great diversity of vegetation and terrain from bottom land and fields along Elm Creek that gently increase in elevation to the back of the property that is primarily used for hunting. In the creek bottoms larger hardwoods can be found such as live oaks, hackberry, elms and large mesquites. Diverse brush species are prevalent and include guajillo, blackbrush, catclaw acacia, whitebrush, persimmon, granjeno and guayacan to name a few.

WILDLIFE

There is an endless amount of wildlife on the property including common native species found in the area such as whitetail, turkey, quail, doves and varmints along with many exotic species including fallow, blackbuck, axis, red stag, gemsbok, addax, pere davids and oryx. The whitetail have been intensively managed over the years and both breeder bucks and does have been released and produced outstanding results including bucks in excess of 200+ B/C.



867± Acres

Frio County



***867± Acres
Frio County***



MINERALS

Negotiable.

TAXES

\$8,233.57

867± Acres
Frio County

MAP

[Click here to view map](#)



***867± Acres
Frio County***



**867± ACRES FRIO COUNTY
COUNTY ROAD 2400
MOORE, TX 78057**

Frontage and main entrance on County Road 2400, just east of Moore, Texas. Located 11± miles southeast of Devine, 10± miles east of Moore, 45± miles southwest of San Antonio, 124± miles southwest of Austin and 239± 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

PROPERTY WEBSITE

[Click here to view website](#)

VIDEO LINK

[Click here to view video](#)

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

 Kuper | Sotheby's
INTERNATIONAL REALTY

Kuper Sotheby's International Realty is an RBFCU company © MMXVII Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC.