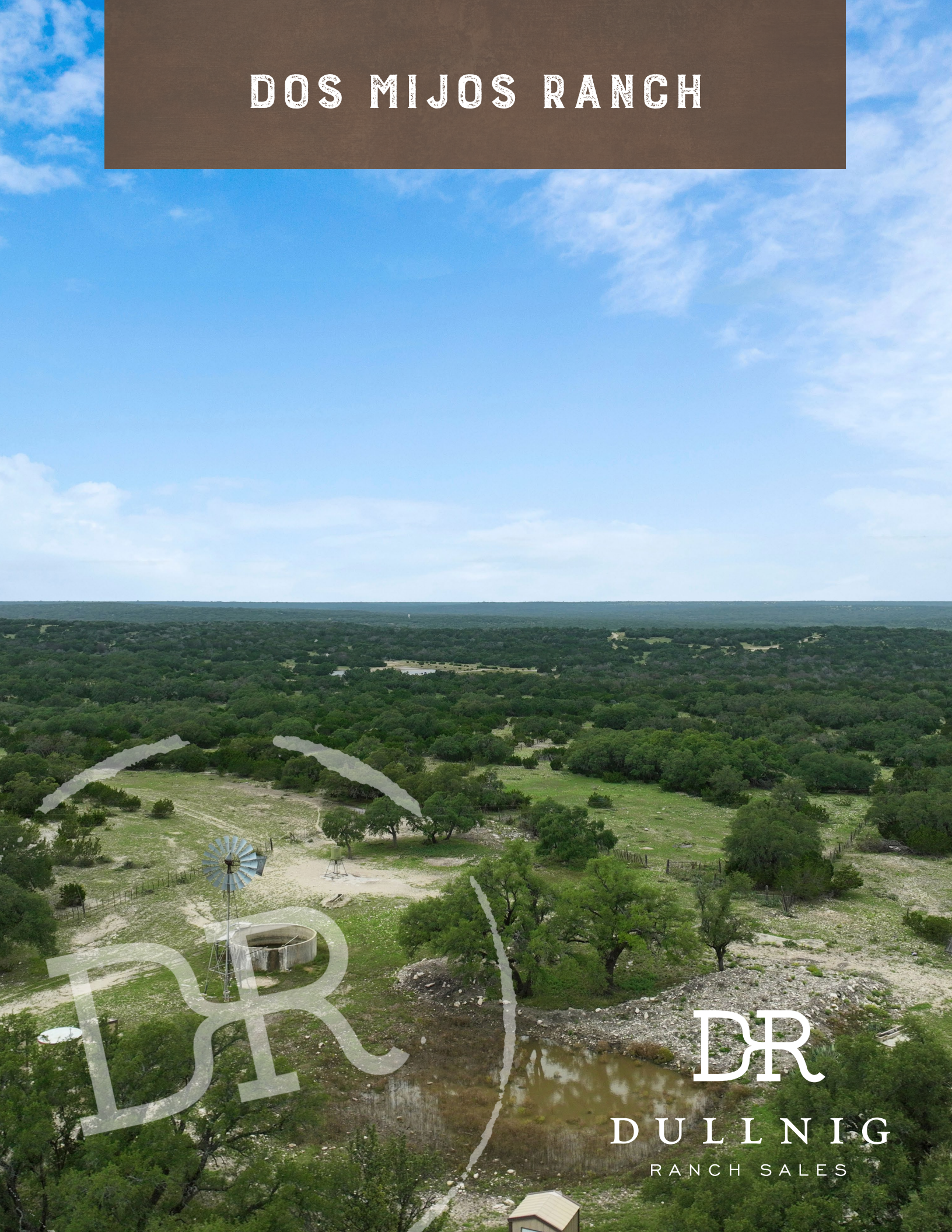


DOS MIJOS RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Dos Mijos Ranch is a turnkey hunting ranch with exceptional improvements that is immediately ready for use and enjoyment. With a large lodge in place, this is an opportunity to have a great family ranch or create a corporate hunting retreat. The ranch is a mix of low and high fenced pastures (approx. 1,100 acres) housing an excellent deer herd, and various exotics. Already in place infrastructure includes 11 water wells that provide water to the main lodge and various ponds and water troughs throughout the ranch, as well as an excellent road system with highly improved and well-maintained caliche roads.

IMPROVEMENTS

The improvements are second to none. The main lodge has 7 bedrooms, 7 bathrooms, and a large kitchen with high-end finishes and great entertaining areas with extensive covered patio areas. At 6,800± sf, you can entertain large crowds with ease. There is an additional ranch house with multiple rooms, cleaning room, walk-in cooler, and large pole barn for equipment. 30± miles of rolled caliche roads make up the majority of the roads providing for smooth travel throughout the ranch.

2,707± Acres

Kimble/Sutton Counties



2,707± Acres
Kimble/Sutton Counties

VEGETATION/TERRAIN

Dos Mijos is a beautiful property providing expansive views along with good, flat usable land. Rolling terrain ranges from 2,135' up to 2,400' at the highest point. Established tree cover consists of Live Oak, Red Oak, Mesquite, and various other hardwoods. Portions of the property have been "habitat managed" including cleared cedar and controlled burns providing for good grazing and open viewsheds.

WILDLIFE

Dos Mijos Ranch is a wildlife paradise! Native game includes Whitetail deer, turkey, hogs, dove, quail, and various varmints. Exotics roaming the ranch include axis, aoudad, blackbuck, fallow, and more. The Whitetail herd is the highlight of the ranch with several deer taken with scores over 200" Boone and Crockett.



2,707± Acres

Kimble/Sutton Counties



2,707± Acres
Kimble/Sutton Counties



MINERALS

A portion of the mineral estate to convey, to be determined by buyer prior to closing.

TAXES

Wildlife Exemption currently in place.

SCHOOL DISTRICT

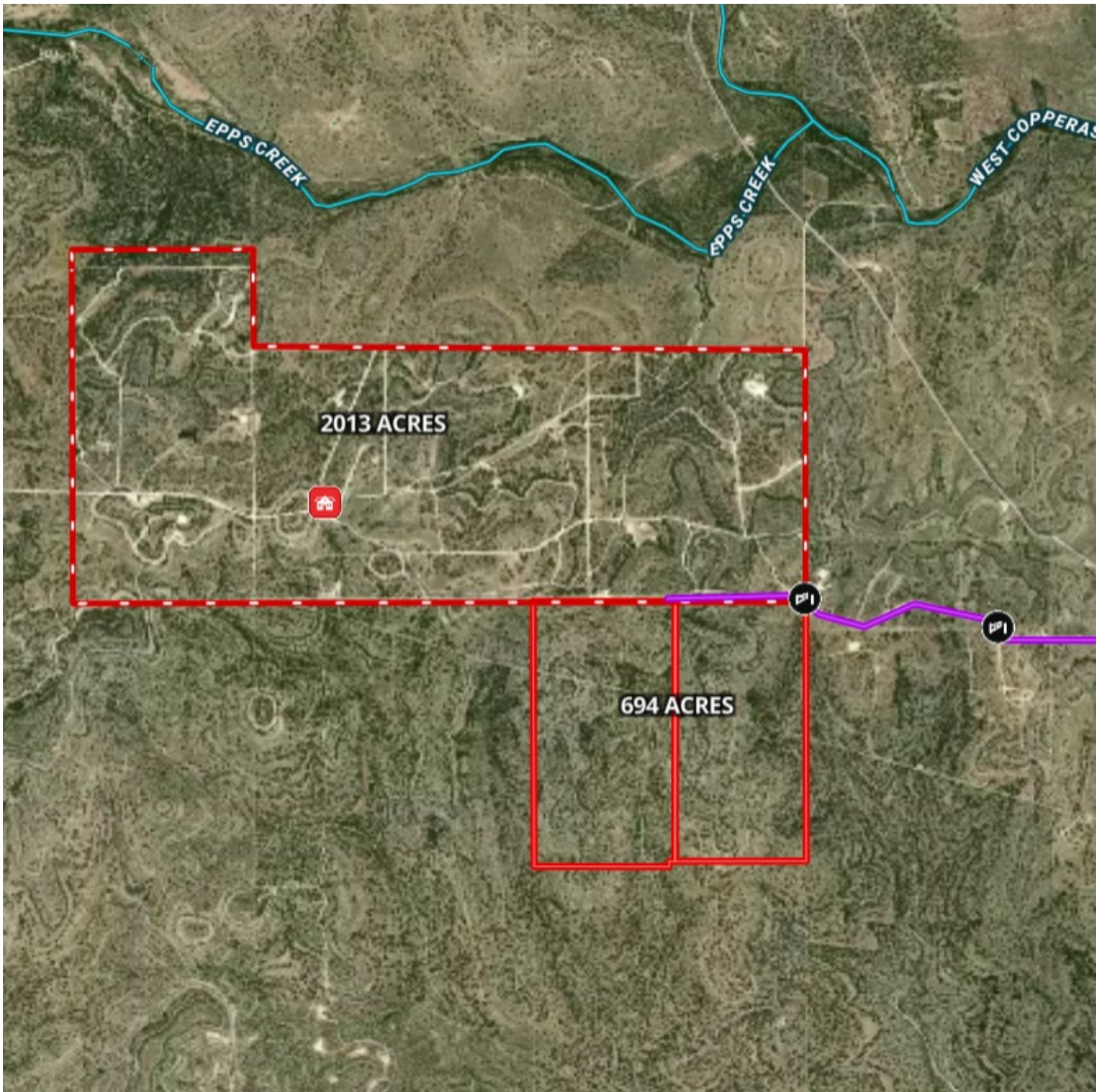
Sutton ISD

2,707± Acres

Kimble/Sutton Counties

MAP

[Click here to view map](#)



2,707± Acres
Kimble/Sutton Counties



**2,707± ACRES KIMBLE/SUTTON COUNTIES
CR 261
ROOSEVELT, TX**

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](#)

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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

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