

# PUEBLO RANCH

DR

DR

DULLNIG  
RANCH SALES



## DESCRIPTION

Located in the heart of the Golden Triangle less than 100 miles from San Antonio, this turn-key ranch is hunting ready. The brush diversity provides the Whitetail deer with the nutrition needed to grow into the trophies this area is known for. Several ponds on the ranch provide ample water for livestock and wildlife, while also attracting an array of migratory birds, including dove and waterfowl.

## IMPROVEMENTS

Improvements are minimal, providing a blank canvas for the new owners to build something to their liking. There are four brand new hunting setups with both corn and protein feeders strategically placed throughout the ranch. The property is high fenced on three sides and the fence is in excellent condition. There is also a 3± acre high fence trap near the entrance. 5± acres in the southwest corner have been cleared and set up for an RV park with 14 hookups, creating income opportunity for the property if desired.

***570± Acres***

***Dimmit County***



*570± Acres*  
*Dimmit County*

## **WATER**

Two earthen tanks on opposite ends of the ranch provide ample water for wildlife and livestock and are said to hold water even in drought years. City water is also located on the property and runs to a large trough several hundred yards from the eastern boundary.

## **VEGETATION/TERRAIN**

The ranch has a broad diversity of soil throughout its entirety ranging from fine sandy loam to clay loam that promotes a wide variety of vegetation. Native brush found throughout the property includes guayacan, guajillo, black brush, mesquite, white brush, granjeno, persimmon, twisted acacia and more.

## **WILDLIFE**

The ranch is located in one the best-known areas for growing Boone and Crockett native Whitetail deer. The sellers have been feeding protein year-round and left several good young bucks last season. The highly nutritious brush is also home to other species including javelinas, hogs, Bobwhite quail, coyotes, bobcats and various other varmints.



*570± Acres*

*Dimmit County*



*570± Acres*  
*Dimmit County*



## **MINERALS**

Surface sale only.

## **TAXES**

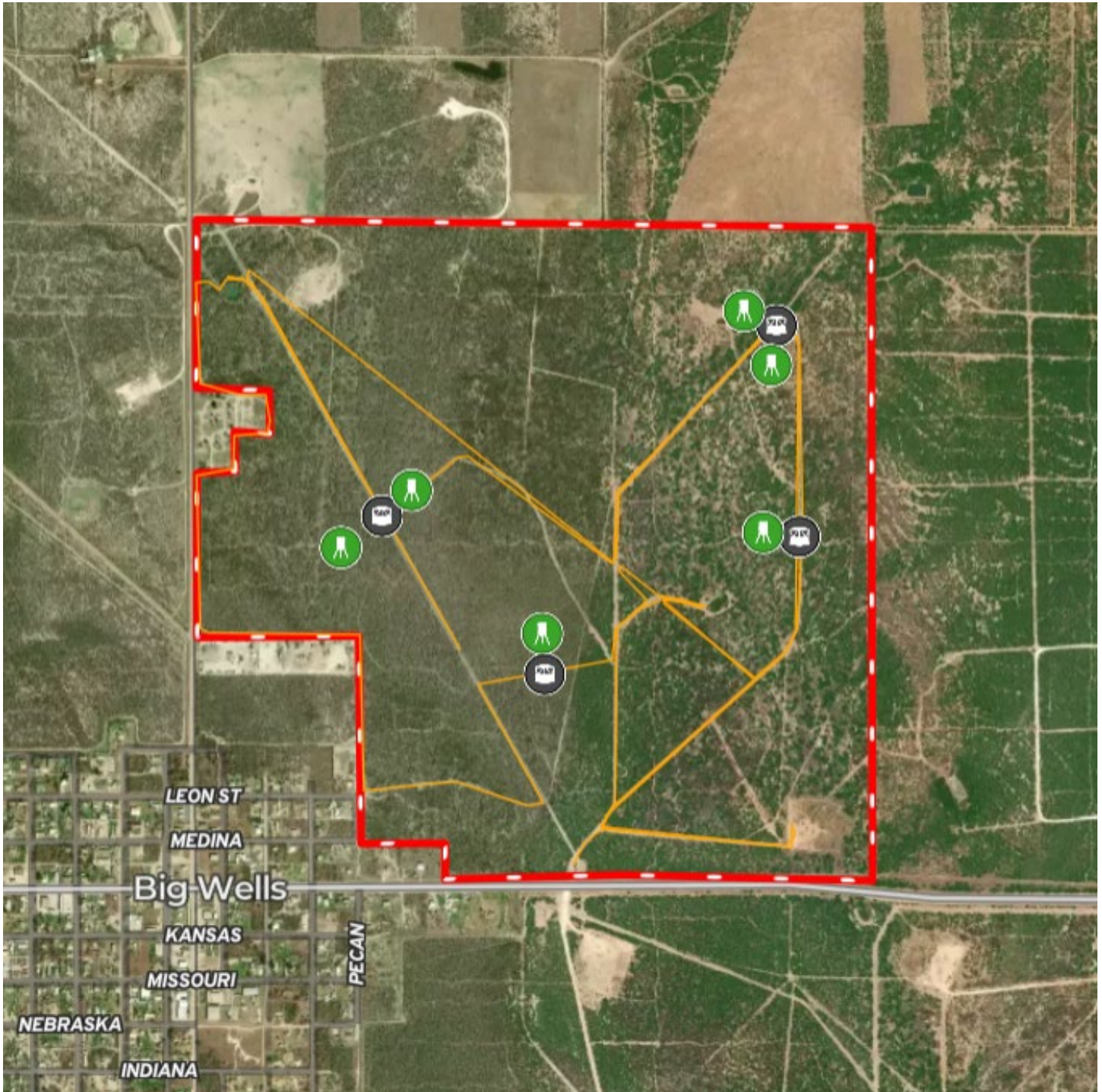
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*570± Acres*  
*Dimmit County*

# MAP

[Click here to view map](#)



*570± Acres*  
*Dimmit County*



**570± ACRES DIMMIT COUNTY  
HWY 85  
BIG WELLS, TX 78830**

The Pueblo Ranch lies on the eastern boundary of Big Wells city limits with frontage on Highway 85 as well as FM 1867. The ranch is approximately 19± miles E of Carrizo Springs, 26± miles W of Dilley, 97± miles SW of San Antonio, 178± miles SW of Austin and 291± miles SW of Houston.

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**PROPERTY WEBSITE**

[Click here to view website](#)

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