

EL SAUZ CREEK RANCH

DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Located just outside of the Golden Triangle about an hour from San Antonio, El Sauz Creek Ranch offers low fence, native free-range hunting at its finest. The ranch has been owned and operated by the same family since 1968. With minimal improvements it represents a blank canvas for a new owner to improve as they wish.

IMPROVEMENTS

Structural improvements include a 65 x 40' metal barn that sits on the north end of the property, along with a small hunters cabin. There is a good road system in place, along with older blinds and feeders. There is also an older set of cattle pens near the cabin that are in current working condition.



253± Acres
La Salle County



253± Acres
La Salle County



WATER

The property is well-watered with two large stock tanks located on El Sauz Creek that hold water year around along with four other ponds that hold water during wet times. One shallow water well feeds the hunters camp and cattle pens.

VEGETATION AND TERRAIN:

The terrain is mostly flat with a slight elevation change, which promotes diverse growth of top choice browse for White-tail deer and wildlife. Vegetation includes Guayacan, Guajillo, Granjeno, Blackbrush, Whitebrush along with others including Mesquite, Tasajillo, Huisache, and more.



253± Acres

La Salle County



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WILDLIFE

An abundance of wildlife can be found on the ranch, including Whitetail deer, turkeys, Bobwhite quail, dove, feral hogs and varmints, along with many other native and migratory birds. This brush diversity and abundance of water attract and hold wildlife, and there is potential to produce quality Whitetail bucks.

MINERALS & LEASE ACTIVITY

See broker for details.



253± Acres

La Salle County

MAP

[Click here to view map](#)



253± Acres
La Salle County



253± ACRES, LA SALLE COUNTY
1421 FM 1582
FOWLERTON, TX 78021

Located 18± miles S of Charlotte, 28± miles W of Dilley, 31± miles SW of Pleasanton, 62± miles SW of San Antonio, 142± miles SW of Austin, and 258± miles SW 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](#)

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