

CABALLO BLANCO RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Located in the heart of the Golden Triangle, the Caballo Blanco Ranch offers low fence, native free-range hunting at its finest. Nestled amongst larger ranches and off the highway, this ranch offers optimal seclusion. The excellent brush and a good pond contribute to this property's ability to attract and maintain wildlife.

IMPROVEMENTS

The property is void of structural improvements, leaving a blank slate for new owners to set up to their liking. The boundary of the ranch is low fenced in fair condition. There is a good road system in place with several good locations for blinds and feeders.

280± Acres

Zavala County



280± Acres
Zavala County

WATER

A decent sized pond near the eastern end of the property holds ample water for wildlife. Near the pond is an old water well that was capped and is not used.

VEGETATION/TERRAIN

The varied terrain is fairly flat with deep soil, which promotes diverse growth of top choice browse for Whitetail deer and wildlife. Large mesquites are found throughout the ranch along with other vegetation including Guayacan, Guajillo, Persimmon, Granjeno, Blackbrush, Whitebrush along with others including Mesquite, Blackbrush, Tasajillo, Huisache, and more.

WILDLIFE

An abundance of wildlife call the area home including Whitetail deer, turkeys, Bobwhite quail, dove, feral hogs and var-mints, along with many other native and migratory birds. This brush diversity holds an abundance of wildlife and has the potential to grow large Whitetail bucks year in and year out.



280± Acres

Zavala County



280± Acres
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MINERALS

Negotiable. No current production

TAXES

See broker.



280± Acres

Zavala County

MAP

[Click here to view map](#)



280± Acres
Zavala County



**280± ACRES ZAVALA COUNTY
FM 1986
LA PRYOR, TX 78872**

Located 5± miles NW of La Pryor, 21± miles SW of Uvalde, 35± miles N of Carrizo Springs, 102± miles SW of San Antonio, 296± miles SW of Houston and 181± miles SW of Austin.

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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