

SABINAL RANCH

DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Located in southeastern Uvalde County, about an hour drive from San Antonio, Sabinal Ranch is a dove hunter's paradise. With farmland to the east and south, as well as two planted fields on site, this blank slate ranch offers some of the best dove hunting along with the ability to customize the property to your liking. Whether you are an avid bird or deer hunter, looking for a recreational property, or looking for a place to build your country-living home, Paloma Landing is a property you are going to want to check out.

IMPROVEMENTS

This ranch is void of structural improvements. The majority of the property is low-fenced, with one high-fenced side. There are also several cross fences that separate the sesame fields and native brush land.

571± Acres

Uvalde County



571± Acres
Uvalde County



WATER

Two ponds are located on the property along a tributary of Nolton Creek. These ponds help provide water for wildlife. There is also one water well on the property. The well is believed to produce 2-3 gallons per minute and is 100'± deep.

WILDLIFE

Wildlife on the ranch consists of species native to South Texas including Whitetail deer, hogs, varmints, turkey, as well as an abundance of dove and quail thanks to the fields that the owner has planted with sesame.

VEGETATION AND TERRAIN

Sabinal Ranch has been selectively cleared and planted to entice and enhance wildlife. The property contains an 80± acre field for quail, a 90± acre field for dove, with the rest being native regrowth brush to provide cover for wildlife. Brush species include guajillo, blackbrush, persimmon, whitebrush, and guayacan. The mostly flat terrain allows you the ability to improve the property to your liking; there is some slight elevation change with a small hill along the western border.



571± Acres

Uvalde County



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TAXES

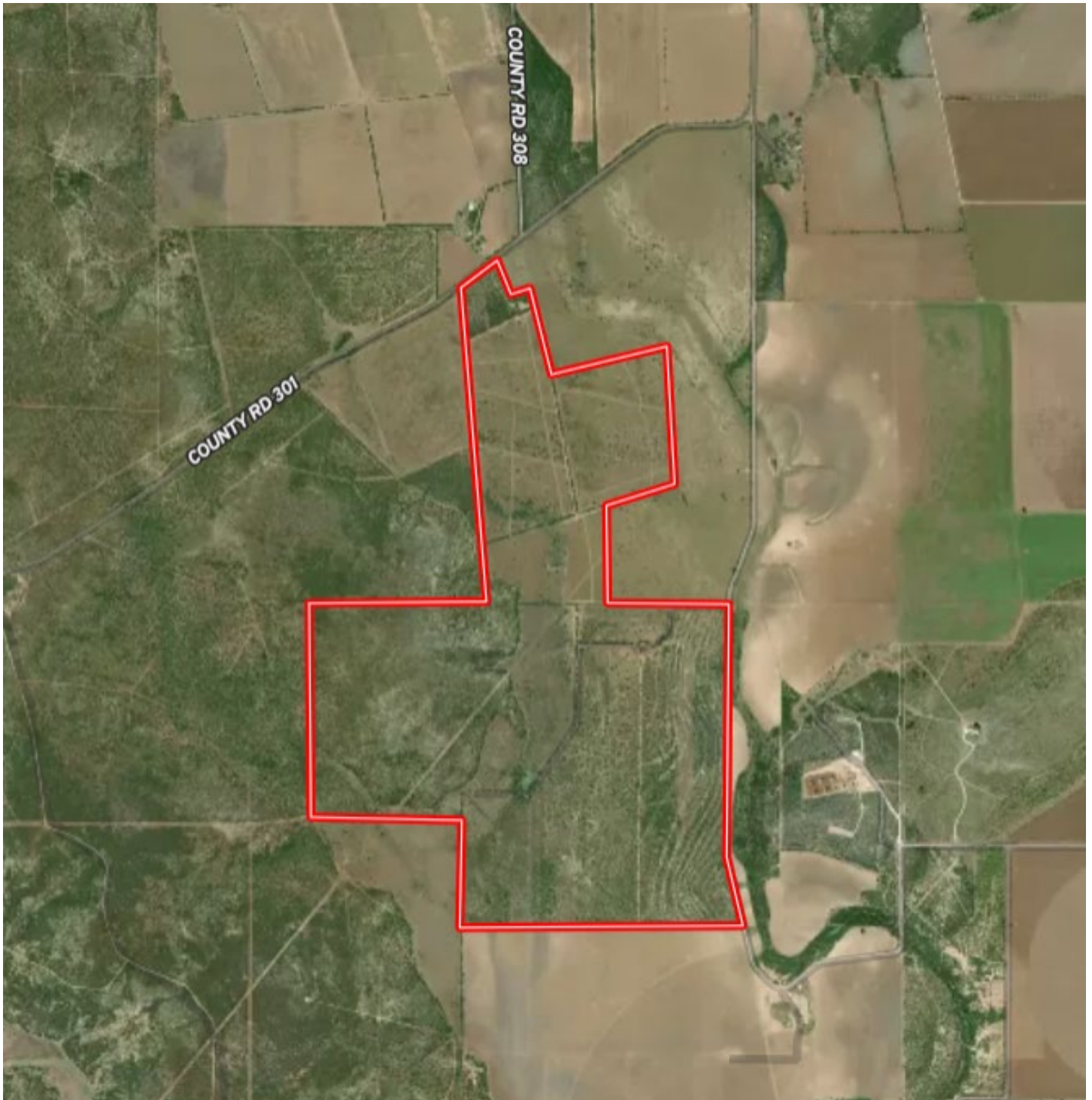
\$1,015.99 (2023). Ag Exemption.



571± Acres
Uvalde County

MAP

[Click here to view map](#)



571± Acres
Uvalde County



**571± ACRES UVALDE COUNTY
COUNTY ROAD 301
SABINAL, TEXAS 78881**

Sabinal Ranch is located off of CR 301, that runs South of Highway 90, just west of Sabinal, TX. 18± miles from Uvalde, 66± miles from San Antonio, 143± miles from Austin, 260± miles from 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

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