

CUSENBARY RANCH



DR

DULLNIG
RANCH SALES

DESCRIPTION

A historical Sutton County Ranch, the original Cusenbary Ranch was founded in the 1880's by D.B. Cusenbary, a founding father of Sonora who moved from Kentucky in 1879. Originally comprised of 20,000 acres, the State of Texas purchased more than 3,000 acres in 1916 to establish the Texas A & M Agriculture Research Station; Rex Cusenbary worked extensively with researchers to develop tools and techniques that still benefit ranchers in the area today. This portion of the original D.B. Cusenbary Ranch, held by Rex Cusenbary and his descendants, is the first piece of the original Cusenbary Ranch to be offered in over 100 years.

IMPROVEMENTS

There is an extensive all-weather road system throughout the property. The property includes two homes, one a rustic ranch house and the other a foreman's house. There is also a barn with a covered, open working area, working pens and good perimeter fencing.



3,860± Acres
Sutton County



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WATER

Four water wells.

VEGETATION/TERRAIN

This property is a mix of mesquite flats and rolling hills covered in oak motts. There are also persimmon trees and native grasses throughout. There has been extensive work done to clear the property of invasive cedar.



3,860± Acres
Sutton County

WILDLIFE

Axis, Whitetailed deer and Rio Grande turkey roam the property with an occasional sighting of a black buck antelope.

UTILITIES

Electricity, propane, septic and water wells.

TAXES

Ag exemption.



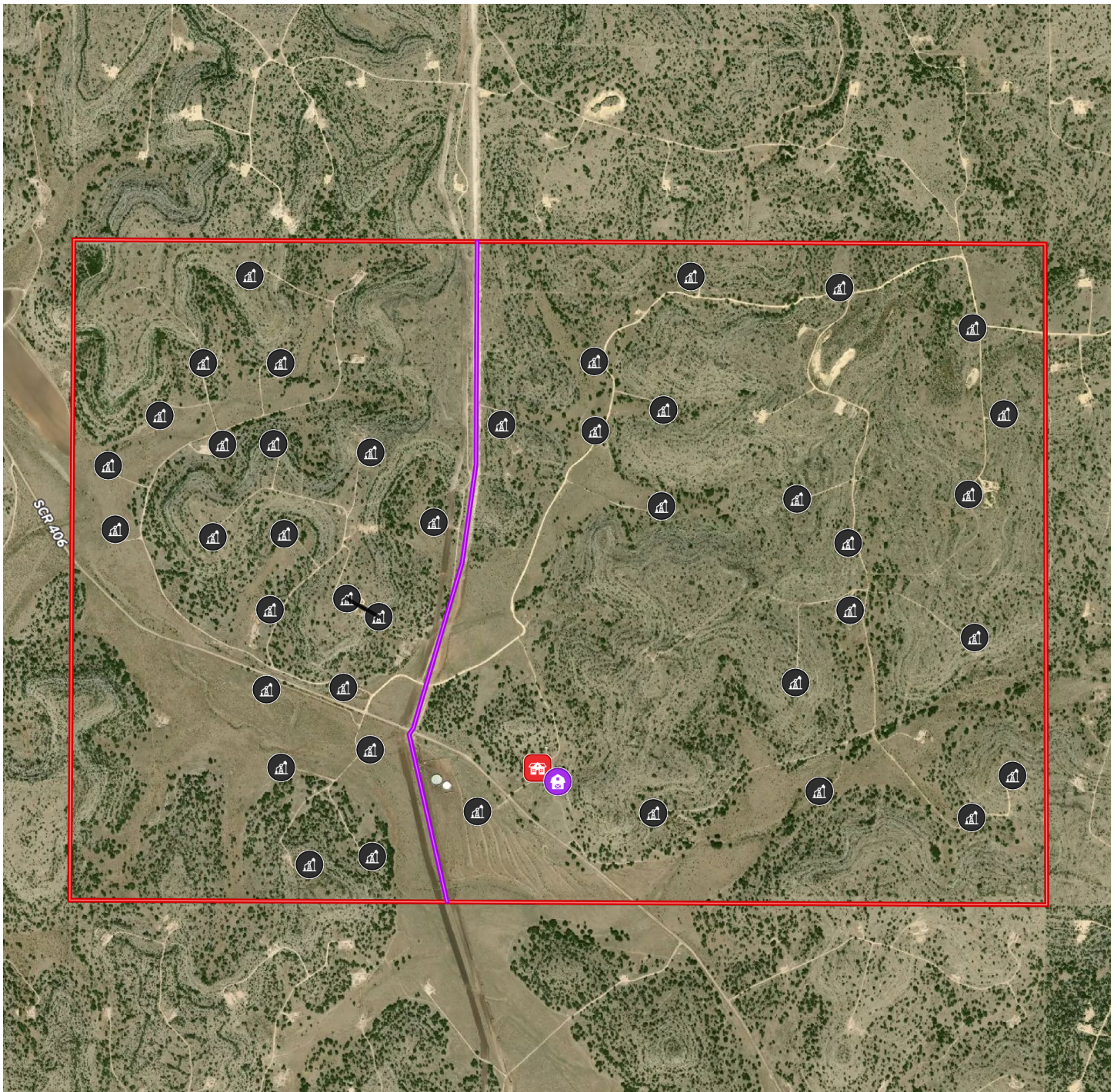
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MAP

[Click here to view map](#)



***3,860± Acres
Sutton County***



3,860± ACRES SUTTON COUNTY SONORA, TEXAS

The ranch is 12± miles S of Sonora and 41± miles NE of Rocksprings. Travel is 1 hour, 15 minutes NE from Del Rio, 2 hours 45 minutes NW of San Antonio and 3 hours, 30 minutes W 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](#)

VIDEO LINK

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