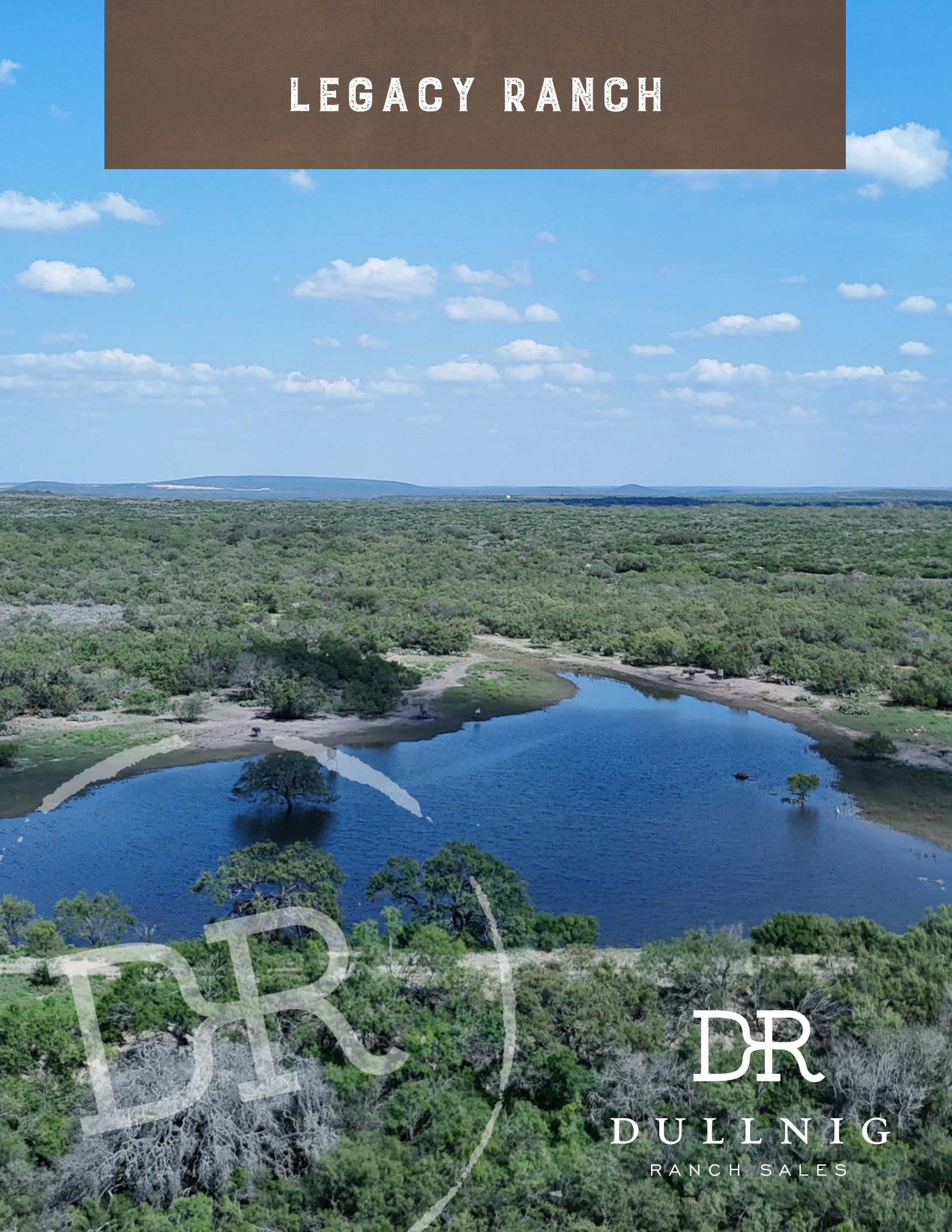


LEGACY RANCH



DR

DR

DULLNIG
RANCH SALES

DESCRIPTION

The Legacy Ranch is as turnkey of a property that you will find. With its first-class improvements, diverse and extremely well-maintained land, comprehensive water distribution, and intensely managed and improved wildlife, this is truly an outstanding property. This Uvalde County ranch is not only impressive, but is ready to be enjoyed the first day you own it.

IMPROVEMENTS

Just a short drive from the front gate is the thoughtfully designed headquarters, situated on a hill to take in the spectacular views. It's comprised of three architecturally complimentary houses that share both a parking area and a courtyard with a fire pit. The original house has been tastefully remodeled and has 3 bedrooms and 2 bathrooms. The second house was built in 2013 and has 2 bedrooms, 2.5 bathrooms, a wraparound covered porch, and a large open concept living, dining and kitchen area with high vaulted ceilings, fireplace, and pool table, making it ideal for entertaining. This house also includes a large locked walk-in storage room. The third house, which is known as the Africa House, was built in 2023 and has 2 bedrooms and 2 bathrooms, a wine storage room, two mud rooms and a large open concept living, dining and kitchen area ideally set up for entertaining with high vaulted ceilings and a fireplace. The two newer homes are extremely well finished out and allow for comfortable entertainment of large groups.



803± Acres

Uvalde County

ADDITIONAL IMPROVEMENTS

- Barn with concrete floor and two roll top doors
- Walk-in cooler and game cleaning area
- Storage building with RO water filtration system
- High fencing perimeter
- Soft release pen
- 8 Atascosa blinds
- 2 Family Tree Stand blinds
- 18 Outback corn feeders
- 13 Outback protein feeders

EQUIPMENT LIST

There is a long list of equipment that is in great condition that can be conveyed with the ranch. Please contact broker for equipment list.



*803± Acres
Uvalde County*



WATER

This ranch is very well watered with seven water troughs scattered throughout and one pond that is supplemented by a water well and covers over 2.5± acres when full. Wet weather Muela Creek runs through the property for 1.4± miles. Two water wells are in operation, both powered by propane generators. One of the wells is pumped to a storage tank and a new RO filtration system before servicing the houses. The other well is run to the pond and several water troughs.

WILDLIFE

The impressive wildlife on this has ranch has been intensely managed since the ranch was high-fenced in 2012. The whitetail herd has been carefully improved and several deer over 200 inches have been harvested on the property. Along with the impressive whitetail are trophy exotic species including Springbok, Grants Gazelle and Blackbuck. Other wildlife on the ranch includes turkeys, javelina, wild hogs, quail, dove, varmints and migrating waterfowl.



803± Acres
Uvalde County



TERRAIN/VEGETATION

This ranch has a good mixture of bottomland with deeper soils and rolling hills with long distance views. There is great brush diversity on the property which provides the native high protein browse to support the trophy wildlife. Several stands of impressive large Oak trees are scattered throughout the ranch along Muela Creek and the other drainages. There has been an impressive amount of brush work completed over the years to create better habitat and allow for improved game viewing at the blinds.



803± Acres
Uvalde County

TAXES

Wildlife Exempt.

MINERALS

Negotiable. Contact broker for details.

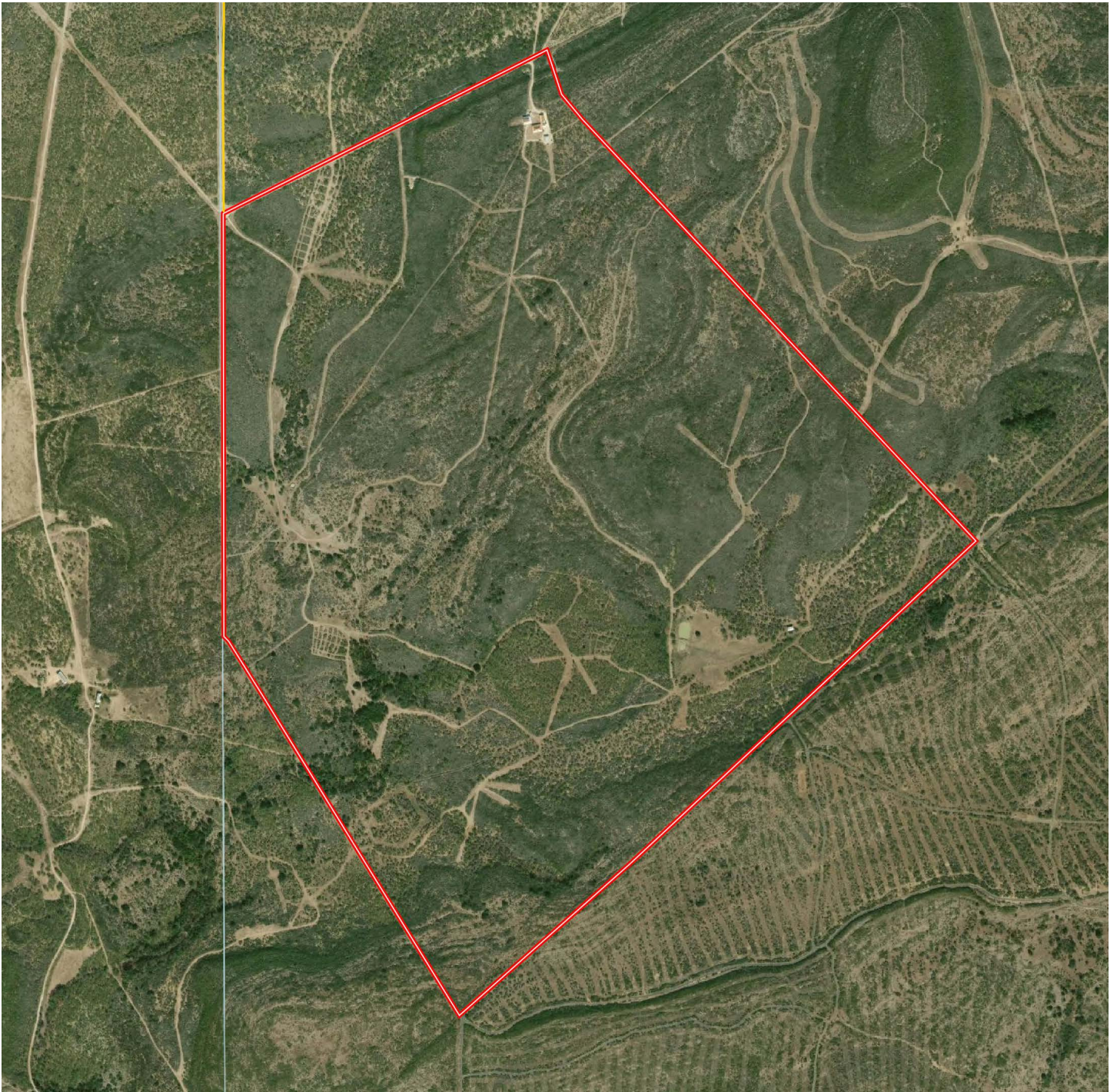


803± Acres

Uvalde County

MAP

[Click here to view map](#)



803± Acres
Uvalde County



**803± ACRES UVALDE COUNTY
19789 US HWY 90 W
UVALDE, TX**

20± miles W of Uvalde, 105± miles W of San Antonio 180± miles SW of Austin, 215± miles NW of Corpus Christi, 300± miles W 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

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VIDEO LINK

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RANCH SALES

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