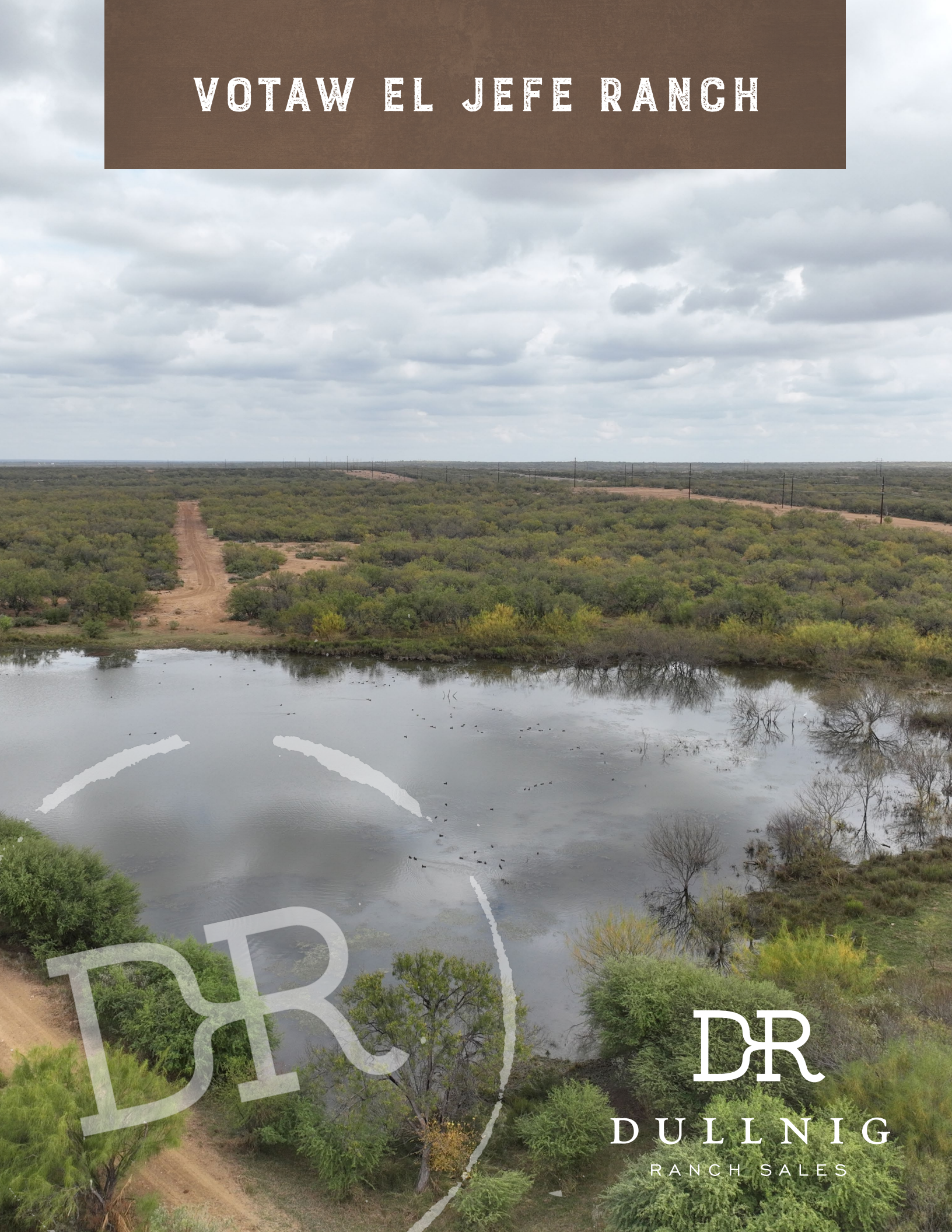


# VOTAW EL JEFE RANCH



DR

DR

DULLNIG  
RANCH SALES

## DESCRIPTION

Located in the heart of big deer county, Votaw El Jefe is a high-fenced South Texas hunting ranch with very impressive water, improved deer genetics, great brush diversity, usable improvements and paved road frontage. It is not often you will find a property this size with so many of the features most ranch buyers are looking for.

## IMPROVEMENTS

The improvements on this ranch are very practical and ready to be enjoyed. There is a 3-bedroom, 2-bathroom modular home that is in great condition. Near the house is a covered and lighted party/cooking pavilion with a concrete floor and a covered parking area for ranch vehicles or equipment. Also located near the main house is a covered and lighted game cleaning area and storage building. Closer to the entrance is a pole barn for equipment storage, several storage containers and a large grain silo. The perimeter of the property has high fencing that is in good condition with 109± acres being a separate high-fenced pasture. There is a food plot that has a low-fenced perimeter that is in good condition and five high-fenced deer pens with loafing sheds and water run to them.

## ADDITIONAL IMPROVEMENTS

- 13 protein Feeders
- 7 Corn Feeders
- 5 Quail Feeders
- 6 Deer Blinds (3 in good condition)
- 1 Feed Trailer with Auger



***710± Acres***

***Dimmit County***



*710± Acres*  
*Dimmit County*



## **WATER**

It is no secret that water is extremely important in South Texas and this ranch has plenty of it! There are two lakes located on opposite sides of the property, respectively 4± acres and 2.5± acres in size. Both lakes are impressively kept full year-round, even during the drought, by strong water wells. There is one other pond on the property and several water troughs. Numerous creek drainages traverse the ranch and one of the main drainages on the north side of the property holds water most of the time due to the overflow from a nearby water treatment facility. There is a total of five water wells; two of them are irrigation type wells. It is believed that the largest well produces 200+ GPM according to a well log. One of the wells is a domestic type well that services the house and the other two are not currently in working order.

*710± Acres*

*Dimmit County*

## WILDLIFE

This area is known for producing Boone and Crockett bucks. The Whitetail genetics on this ranch come from a well-known herd that was managed and improved for many years producing giant deer over and over. A variety of other prolific wildlife includes turkey, quail, dove, javelina, wild hogs and varmints. The lakes are full of healthy bass and are home to hundreds of migrating waterfowl during the fall and winter months.

## TERRAIN/VEGETATION

This ranch has great diversity in soils, terrain and brush. The native brush on this ranch has all the right species to grow trophy large Whitetails. Some of brush species includes guayacan, guajillo, black brush, mesquite, brasil, granjeno, persimmon, twisted acacia and many more. There is a 9.5± acre fenced food plot that could be used to plant for dove and/or deer. With the water availability on this ranch, irrigation to the field could easily be put in. The terrain has a good mixture of rolling hills offering long distance views in several areas and creek bottoms with deeper soils and large mesquite trees.



*710± Acres*  
*Dimmit County*



## TAXES

Ag Exempt.

## MINERALS

Surface sale only. There is one pad site on the furthest northeast corner of the ranch and the access to this location is from a side gate that does not go through the middle of the ranch.



*710± Acres*

*Dimmit County*

# MAP

[Click here to view map](#)



*710± Acres*  
*Dimmit County*



**710± ACRES DIMMIT COUNTY  
FM 190  
ASHERTON, TX**

There is .75± miles of paved road frontage on FM 190 and the gate to the property is located 2± miles NE of Asherton, 10± miles SE of Carrizo Springs, 60± miles S of Uvalde, 75± miles N of Laredo, 110± miles S of San Antonio, 190± miles S of Austin and 305± miles S 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](http://trec.state.tx.us/pdf/contracts/OP-K.pdf)

**PROPERTY WEBSITE**

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