

# BIG WELLS RANCH



DR

DR

DULLNIG  
RANCH SALES



## DESCRIPTION

Located in the heart of the Golden Triangle, Big Wells Ranch spans over 1,296± acres of prime South Texas land, offering a unique blend of natural beauty and expansive rural tranquility. Known for its rich wildlife and excellent hunting opportunities, this property is a haven for hunters with its large, trophy-quality deer roaming freely across the varied landscape.

## IMPROVEMENTS

A well-maintained single-wide mobile home features 3 spacious bedrooms and 2 full baths. There is an extensive network of well-constructed roads and a 5,260-square-foot equipment barn. The property is high-fenced, providing excellent game management and security.



***1,296± Acres***  
***Dimmit County***



*1,296± Acres*  
*Dimmit County*

## **WATER**

The property has two water wells, four tanks, and a frac tank. Water is piped to troughs throughout the property, ensuring easy access for wildlife. One of the water wells also supplies water to the single-wide.



***1,296± Acres***

***Dimmit County***

## WILDLIFE

Located in the renowned “Golden Triangle”, this ranch lies in one of the most coveted hunting regions in the country. The deer herd on the ranch is carefully managed under the Managed Lands Deer Program (MLDP), ensuring optimal growth and sustainability for future generations of trophy-quality deer. The ranch’s record buck is an incredible 244 gross 231 net Boone & Crockett, highlighting the exceptional genetics and management practices in place.

## TERRAIN/VEGETATION

The ranch boasts a diverse landscape with a mix of mesquite flats, and thick brush. Native brush found throughout the property includes guayacan, guajillo, black brush, mesquite, white brush, granjeno, persimmon, twisted acacia and more.



*1,296± Acres*  
*Dimmit County*



## TAXES

\$3,601.22 (2024) Wildlife Exemption

## MINERALS

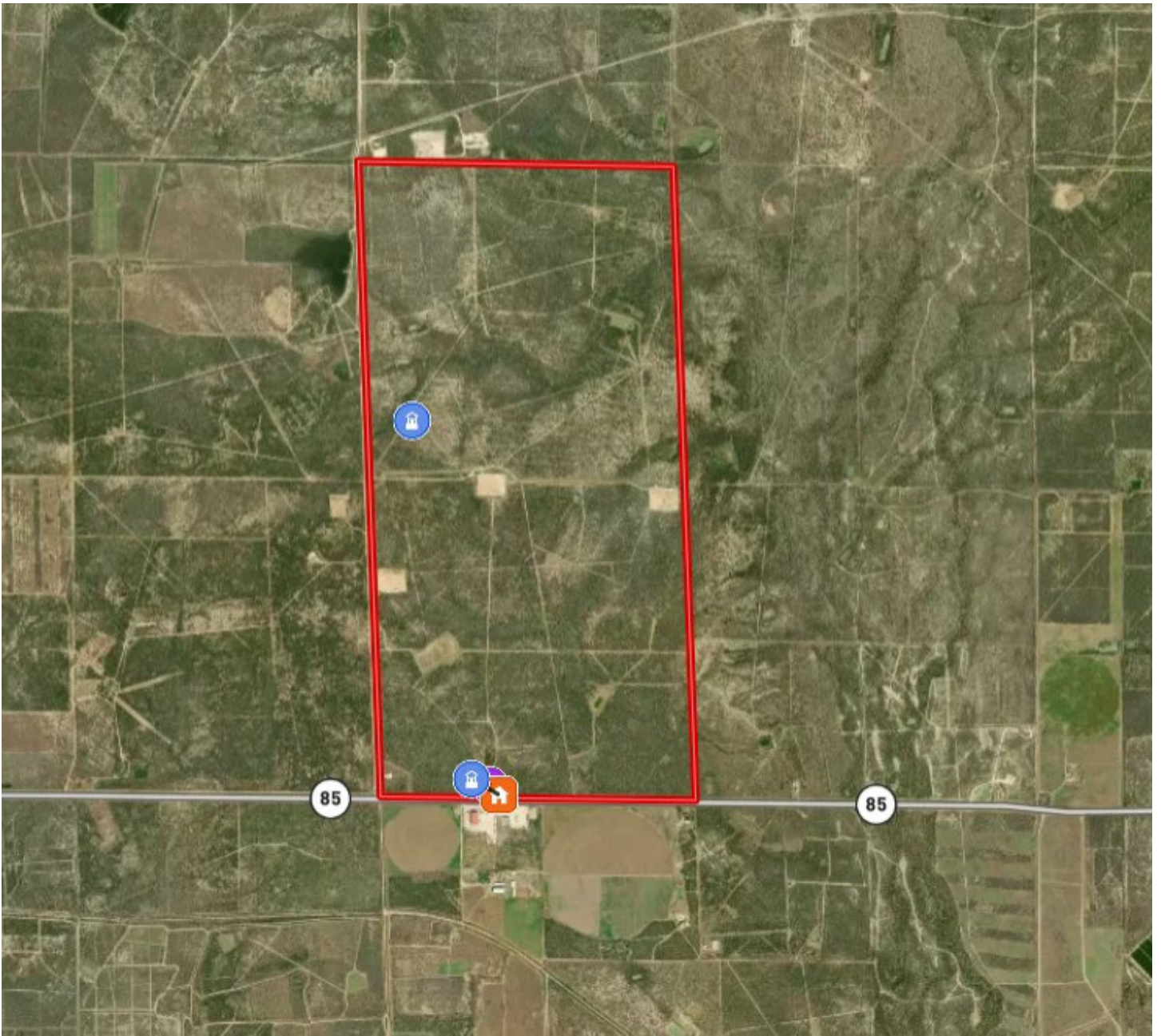
Surface sale only. 2 wells in production



***1,296± Acres***  
***Dimmit County***

# MAP

[Click here to view map](#)



*1,296± Acres*  
*Dimmit County*



## 1,296± ACRES DIMMIT COUNTY BIG WELLS, TEXAS

Big Wells Ranch lies 1.5 miles just west of Big Wells, TX. Frontage on Highway 85 and Sunny Acres Road. The ranch is approximately 17± miles E of Carrizo Springs, 28± miles W of Dilley, 98± miles SW of San Antonio, 180± miles SW of Austin, and 293± miles SW of Houston.

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### PROPERTY WEBSITE

[Click here to view website](#)

### VIDEO LINK

[Click here to view video](#)

**Robert Dullnig**  
Broker Associate of Dullnig Ranches

dullnigranches.com  
Phone: 210.213.9700  
Email: [dullnigranches@gmail.com](mailto:dullnigranches@gmail.com)

6606 N. New Braunfels  
San Antonio, Texas 78209

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