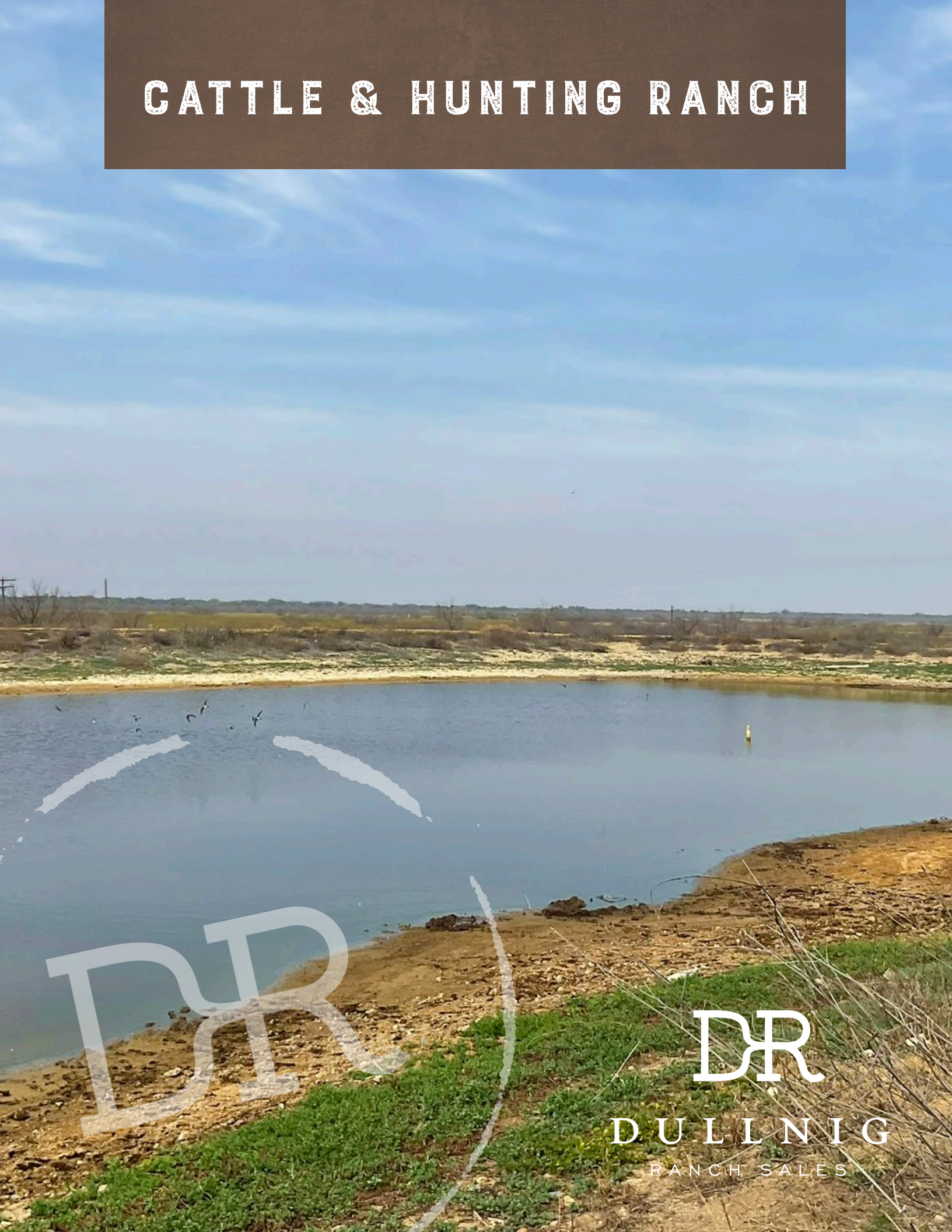


CATTLE & HUNTING RANCH



DR

DULLNIG
RANCH SALES



DESCRIPTION

Formerly operating as the Carrizo Feed Lot, this property has a lot to offer. While many of the pens are still in place, there is still ample brush cover for recreation/wildlife. The improvements cover 75± acres, with the remaining 207± acres in native brush/regrowth. The property sets up as a great mixed-use cattle and hunting property.

IMPROVEMENTS

There is a small office which would make a great hunter's cabin. Perimeter fencing and road system in place

WATER

There are 2 water wells and a large pond. There is a TCEQ permit in place from the former feed lot, which is set to expire in July of 2024.

282± Acres

Dimmit County

MAP LINK

[Click here to view map](#)



MINERALS

Negotiable. Seller believes to own a portion of the minerals which will convey, but needs to be researched by buyer.

TAXES

\$12,000± / year. A portion would need to be returned into Agricultural Exemption.

282± Acres
Dimmit County



**282± ACRES DIMMIT COUNTY
OFF HWY. 85 EAST
CARRIZO SPRINGS, TX 78834**

The ranch is located 7± miles East of Carrizo Springs just north of Hwy. 85.

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](#)

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