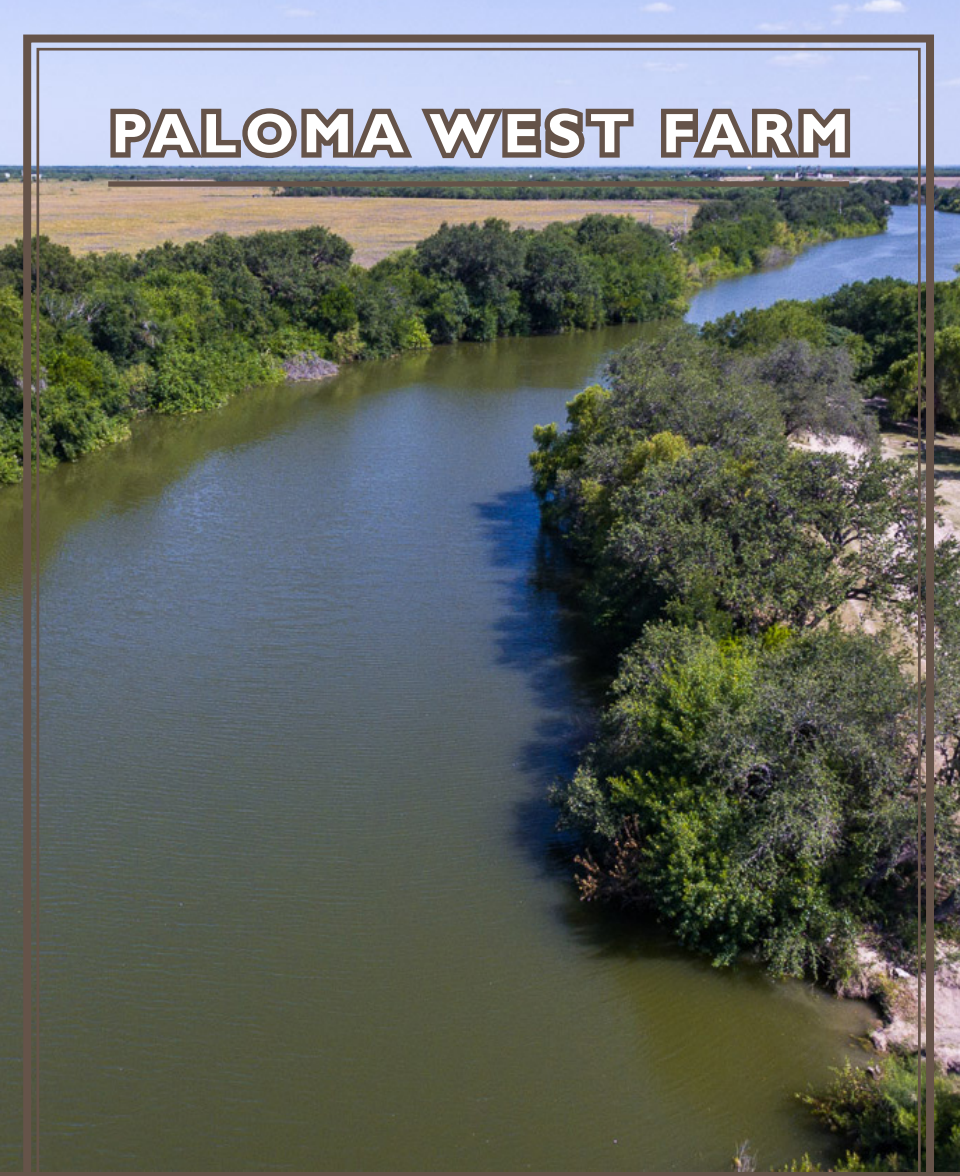


PALOMA WEST FARM



1,247+ Acres Dimmit Co
CR 1433
Carrizo Springs, Texas

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES

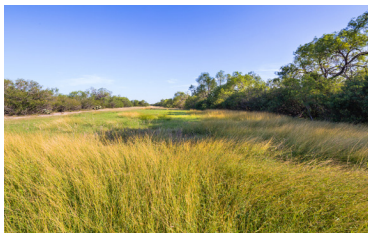
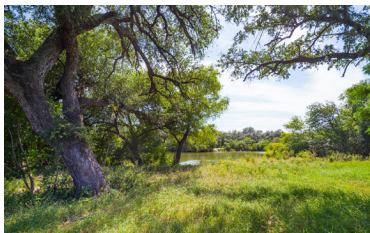


DESCRIPTION

This income producing, rich irrigated farmland is a part of the premier Paloma West Ranch. This farm has abundant subsurface and surface water throughout, with 6 pivots in place, and frontage on both the Espantosa Lake and the Nueces River, with water rights on both!

IMPROVEMENTS

The farm has low fencing/cross fencing making grazing rotation easy. There is a nice set of cattle pens as well as a separate trap both located near the center of the property. There are numerous water troughs in each pasture.



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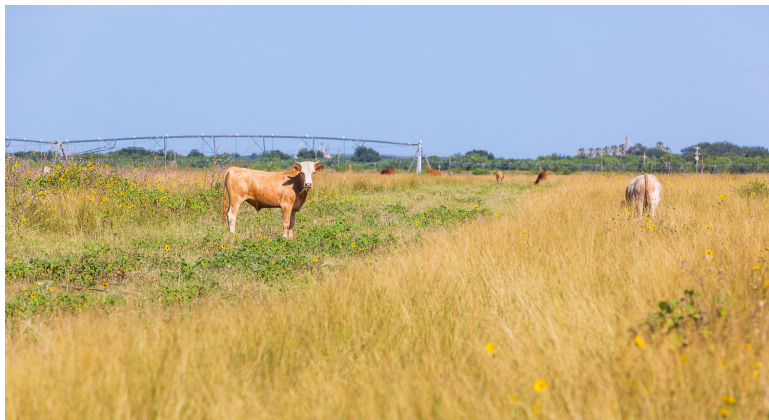


WATER

There are 2 Irrigation wells. One well produces $700\pm$ GPM and the other produces $1,200\pm$ GPM. You are permitted 2.5-acre feet of water per contiguous acre per year. The River Pump from Espantosa Lake produces $1,500\pm$ GPM and is permitted for 2,500 $\pm$ acre feet of water per year which is 2-acre feet per contiguous acre per year. There is a second river pump that is located on the Nueces River. This farm has .85 $\pm$ miles of frontage on the Espantosa Lake and .5 $\pm$ miles of frontage along the Nueces river. This water frontage offers a beautiful setting along with recreational opportunities such as fishing and boating. There is a pond located in the center of the property and there are numerous water troughs in each pasture.

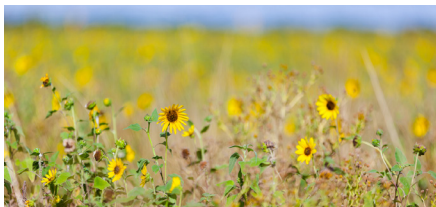


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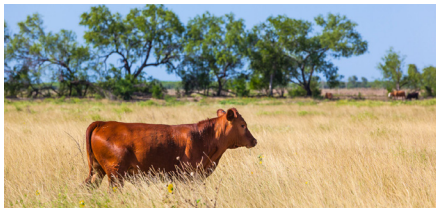
WILDLIFE

This farm could be turned into an exceptional dove hunting operation! The property is loaded with dove and can be planted and maintained to further improve the dove/quail hunting. Native wildlife present on the property includes but is not limited to whitetail deer, quail, turkey, dove, varmints and hogs. The ponds, lakes, and rivers have fish such as bass, perch, and catfish.



MINERALS

Negotiable. Call Broker for details.



PALOMA WEST FARM



1,247± ACRES DIMMIT COUNTY CR 1433 CARRIZO SPRINGS, TEXAS

The property is 6.5± miles South of Crystal City, 8.5± miles Northwest of Carrizo Springs, 38± miles South of Uvalde and 115± miles Southwest of San Antonio.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: rec.state.tx.us/pdf/contracts/OP-K.pdf

All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

TAXES

Ag exemption.

MAP

[Click here to view map](#)

[CLICK HERE TO VIEW ON
DULLNIGRANCHES.COM](http://DULLNIGRANCHES.COM)

Robert Dullnig

Broker Associate

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DullnigRanches@gmail.com

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