

FRIO RIVER RANCH | DILLEY, TX | 411.47 ACRES



CODY GOETZ
REALTOR®
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TOP 1% IN
GREATER AUSTIN

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KELLER WILLIAMS REALTY
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+ IMPROVEMENTS

The 1,723± square foot main hunting cabin is made up of 4 bedrooms and 3 baths and is capable of sleeping up to 10 people. The ranch headquarters also includes a 444± square foot bunkhouse, shop, multiple equipment sheds, walk-in cooler, steel pipe cattle pens, and more. All ranch equipment, rolling stock, blinds and feeders convey with the sale. (Contact agent for a full detailed list of improvements).

+ WATER, FEATURES

The ranch has one Carrizo water well with a depth of approximately 1,700' which services the existing improvements, the 1-acre stock tank, 6 concrete water troughs, and is used for irrigation. The ranch is bisected by nearly 1 mile of the Frio River, of which both sides are owned.

+ TERRAIN/ WILDLIFE

The topography is level to gently rolling, ranging in elevation from 450' MSL to 470' MSL. The terrain is remarkably diverse for South Texas and ranges from thick native brush, to cultivated fields, to century oak lined Frio River bottom. The ranch has been subject to a great management campaign for the last 30+ years and consistently produces excellent whitetail deer, rio grande turkey, and a healthy population of quail.

+ LOCATION

Located only 1+/- hour south of San Antonio, 1.5 miles west of I-35, just north of Dilley.



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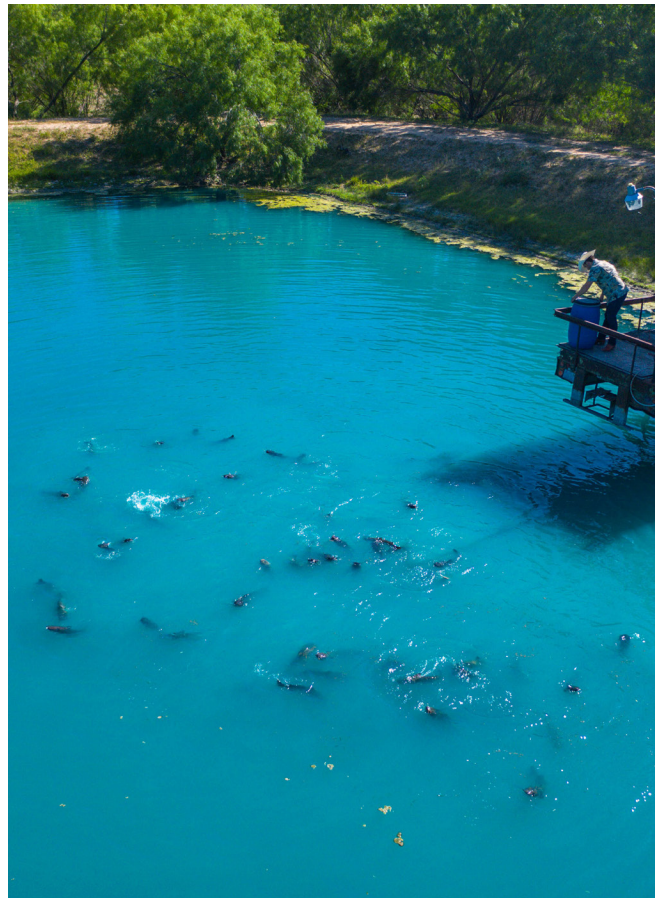
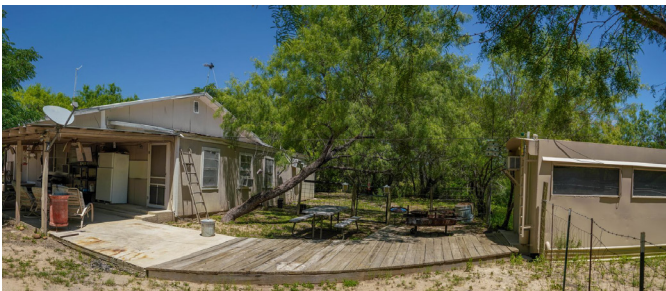
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FRIO RIVER RANCH | 411.47 ACRES | \$1,900,000



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4 B E D R O O M | 3 B A T H | 1 7 2 3 S Q . F T .

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