

# JJJ RANCH

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**1,050+ Acres Webb County**  
**Galvan Road**  
**Las Tiendas, Texas**

 Kuper  
**Sotheby's**

**DR**  
**DULLNIG**  
RANCH SALES



## DESCRIPTION

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JJJ is a turn-key hunting ranch located in the heart of the famed “Golden Triangle”, with excellent brush diversity, water infrastructure, and comfortable improvements. The ranch is surrounded by large ranch neighbors and once you go through the main gate, the JJJ seems to take you back in time and gives you the feeling of “old school South Texas”. Last but not least, a significant portion of the minerals will convey to a new buyer. With proven wells in the area, this presents a strong potential for future cash flow.



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## IMPROVEMENTS

The recently remodeled main house and guest house can sleep up to 12 people and is perfectly set up for entertaining. The interior Mexican style decor is very tastefully done and exudes a warm and welcoming ambiance. Just behind the main house is a large metal barn with walk-in cooler, and fully enclosed parking with plenty of room for hunting vehicles and tractors. The perimeter of the ranch is high-fenced.



## WATER

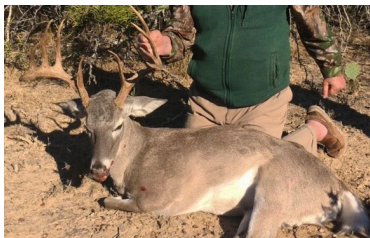
One Carrizo water well supplies a surplus of water for wildlife across the ranch to multiple stock ponds via underground piping. There is a nice  $3\pm$  acre lake directly behind the headquarters, and another  $4.5\pm$  acre lake on the SE side of the ranch.



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## **TERRAIN/WILDLIFE**

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The majority of the ranch is thick native brush, with several food plots scattered throughout. Several seasonal drainages traverse the ranch, offering potential for further tank/water development. The improved whitetail deer herd has been expertly managed for many years under a MLDP Level III Status.

## **MINERALS**

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Seller will convey all owned minerals; please contact broker for more details.

## **TAXES**

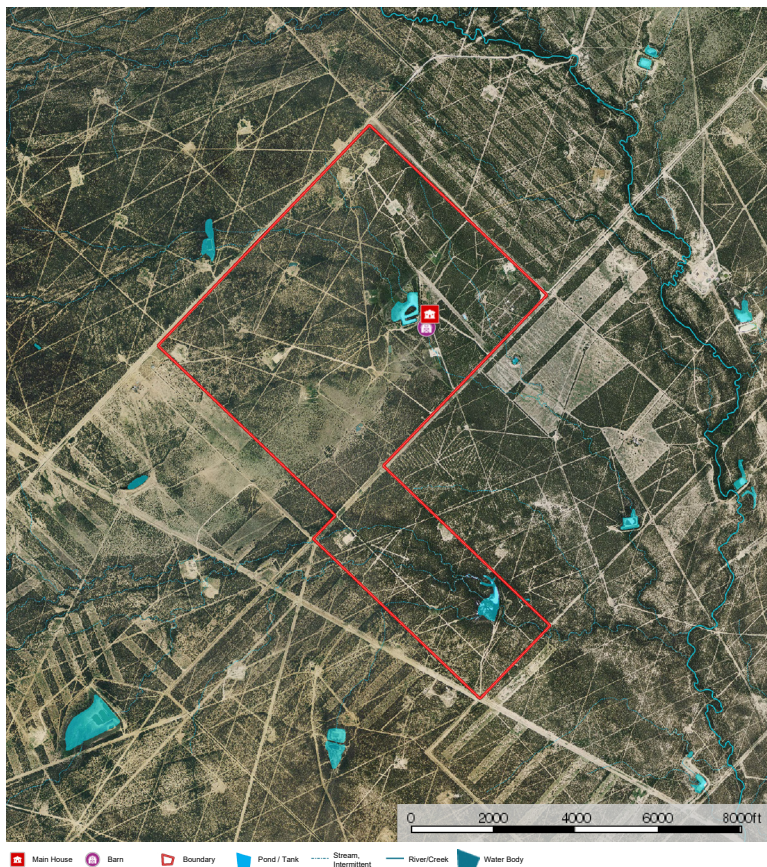
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Wildlife Tax Exemption.



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# MAP



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## 1,050± ACRES WEBB COUNTY LAS TIENDAS, TEXAS

JJJ Ranch is located in northwest Webb County, approximately 10± miles west of Hwy 83 at the end of Galvan Road (all-weather road).

NOTE: 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)  
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.

### VIDEO

[Click here to view video](#)

### MAP

[Click here to view map](#)

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DULLNIGRANCHES.COM](#)**

**Robert Dullnig**

Broker Associate

210.213.9700

[DullnigRanches@gmail.com](mailto:DullnigRanches@gmail.com)

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