

DOS ARROYOS RANCH



5,820+ Acres Maverick Co.
US 277 East
Eagle Pass, TX

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RANCH SALES



DESCRIPTION

Dos Arroyos ranch presents a rare opportunity to purchase a large tract of land that has been owned and operated by the same family since 1900 and is located one of the few areas that still produces large, low fence, native whitetail deer! As part of the famed “Golden Triangle” the area is known for its nutrient rich soils and brush species that provide ample cover, browse and habitat for producing quality whitetails as well as other native species to the area. Located 7± miles from Eagle Pass, the ranch retains a peaceful serenity and wild feel with easy access to amenities of town.



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IMPROVEMENTS

Improvements are minimal but functional with a neatly set up hunting camp and game processing area, as well as a well-maintained road system throughout the property. A majority of the perimeter is low fenced in good condition with a new high fence on the western side of the property.

WATER

Much like the name, Dos Arroyos has good natural drainages with two wet weather creeks including Chimeneas Creek to the north and Chueco Creek to the south. The creeks along with other good drainage feed into four large lakes on the ranch, two of which are approximately 15± acres when full and a third that is approximately 10± acres. The large lakes hold water even in drought conditions and are known to have exceptionally good bass fishing.



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VEGETATION & TERRAIN

The terrain is gently rolling with good vistas and long distance views for miles that also provide great runoff for the lakes. The property has all of the necessary browse to grow exceptionally large deer and support an abundance of wildlife that includes: Black Brush, Guajillo, White Brush, Persimmon, Tasajillo, Kidney Wood, Guayacan, Prickley Pear and Huisache. Large mesquite trees are found in the low drainage areas with smaller mesquite spread throughout the ranch.

WILDLIFE

The ranch is located in one of, if not THE most well-known area for growing Boone and Crockett native whitetail deer. Surrounded by large neighbors, wildlife moves freely throughout the area and has very little hunting pressure or contact with people. Strong genetics, excellent brush and water distribution also make the area a constant producer for giant whitetail deer. The lakes also offer first class seasonal duck hunting and bass fishing. This area is a great flyway for various duck species including, Mottled ducks, Widgeons, Gadwalls, Pintails, Blue and Green Wing Teal, and even the elusive Cinnamon Teal!

MINERALS

Surface sale only with
no current production.

TAXES

Contact broker.

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**5,820± ACRES MAVERICK COUNTY
US 277 EAST, EAGLE PASS, TX**

Dos Arroyos is located approximately 7± miles East of Eagle Pass, 31± miles NW of Carrizo Springs, 59± miles SW of Uvalde, 152± miles SW of San Antonio, 225± miles SW of Austin and 221± miles NW of Corpus Christi.

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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.

MAP

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