

PUEBLO PASTURE RANCH



570± Acres Dimmit County
Hwy. 85
Big Wells, Texas

 Kuper
Sotheby's


DULLNIG
RANCH SALES

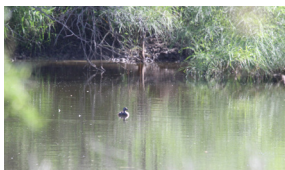


DESCRIPTION

Located in the heart of the Golden Triangle that is renowned for outstanding wildlife and less than 100± miles from San Antonio, this low fenced ranch is turnkey and ready to hunt. Diverse brush on the ranch provides the nutrition to grow the large whitetail deer this area is famous for. Several ponds on the ranch provide ample water for livestock and wildlife.

IMPROVEMENTS

Improvements are minimal leaving a blank canvas for the new owners to build something to their liking. Several blinds and feeders are currently set up and strategically placed throughout the ranch.



570± Acres Dimmit County

Hwy. 85

Big Wells, Texas



WATER

Two earthen tanks on opposite ends of the ranch provide ample water for wildlife and livestock and are said to hold water even in drought years. City water is also located on the property and runs to a large trough several hundred yards from the eastern boundary.

TERRAIN-VEGETATION

The ranch has a good diversity of soils throughout its entirety ranging from fine sandy loam to clay loam that promotes a large variety of vegetation. Native brush found throughout the property includes guayacan, guajillo, black brush, mesquite, white brush, granjeno, persimmon, twisted acacia and many more.



570± Acres Dimmit County

Hwy. 85

Big Wells, Texas



WILDLIFE

The ranch is located in one the best-known areas for growing Boone and Crockett native whitetail deer. The highly nutritious brush is also home to other species including javelinas, hogs, bobwhite quail, coyotes, bobcats and various other varmints.

MINERALS

Surface sale only with no current production.

TAXES

Contact Broker.



570± Acres Dimmit County

Hwy. 85

Big Wells, Texas

PUEBLO PASTURE RANCH



570± ACRES DIMMIT COUNTY HWY 85, BIG WELLS, TEXAS

The Pueblo Pasture lies on the eastern boundary of Big Wells city limits with frontage on Highway 85 as well as FM 1867. The ranch is 19± miles E of Carrizo Springs, 26± miles W of Dilley, 97± miles SW of San Antonio, 178± miles SW of Austin and 291± miles SW of Houston. Dimmit County Airport (KCZT) is 2 miles east of Carrizo Springs and has a 5003-foot runway. Dilley Airpark (24R) is 2 miles NW of Dilley and has a 3400-foot runway.

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
All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on

MAP

[Click here to view map](#)

**[CLICK HERE TO VIEW ON
DULLNIGRANCHES.COM](#)**

Robert Dullnig

Broker Associate

210.213.9700

DullnigRanches@gmail.com