

RANCHEROS CAZADORES



DR

DULLNIG
RANCH SALES



DESCRIPTION

Owned since 2006, this South Texas high fenced hunting ranch has been intensely managed to include new genetics and DMP pens. Likewise, the ranch has been on an MLDP while owned, and the wildlife has been consistently fed protein every year from mid-January to October.

IMPROVEMENTS

There is a 3,000± square foot 3 bedroom, 3 bath ranch house with high efficiency construction that includes cinderblock with concrete filled walls and a recently replaced central HVAC, 5-ton system (2023). Features include vaulted ceilings, a fireplace, and an attached 2-car plus UTV garage. Additionally, there is a 2 bedroom, 1 bath wood frame and stucco bunkhouse with window units.

930± Acres
Duval County

RANCH IMPROVEMENTS

There is a metal shop building with self-supporting walls and a four-stall pole barn. There is a cleaning station, walk-in cooler and an existing caliche pit for ranch use.

INCLUSIONS

Nine Boss blinds with Lamco 350# feeders, four Outback gravity-fed 2000 feeders, and a 12-Ton drive-under protein bin.



930± Acres
Duval County

WATER

Two ponds are present, with 5 mil. liners. There are two water wells, one that services the home, skinning rack and two concrete water troughs. A shared water well, with a newly installed pump in July 2022, supplies water to two troughs. One additional water trough is in the unused breeding pen; water is transferred with 250-gallon water tanks by tractor or transfer pump.



930± Acres
Duval County

VEGETATION

This ranch has an impressive amount of diversity in both brush and terrain. The soil types vary throughout the ranch with a mixture of darker soils in the creek bottoms, to a sandier loam with iconic brush diversity, to rolling caliche hills which provide expansive long-distance views. The ranch has all the necessary brush species to grow large whitetail deer and provide ideal habitat for quail, turkey and other wildlife. The brush species on the ranch include Guajillo, Black Brush, Guyacon, Granjeno, White Brush, Persimmon, Prickley Pear, Ceniza, Huisache, Twisted Acacia, Spanish Dagger and some scattered Coma Trees.



930± Acres
Duval County



WILDLIFE

Whitetail deer, abundant quail, dove, javelina, bobcats, few coyotes, and varmints. No exotics are present.

TAXES

\$5,611.42

930± Acres
Duval County

MAP

[Click here to view map](#)



930± Acres
Duval County



930.4± ACRES DUVAL COUNTY CR 103 SAN DIEGO, TEXAS

The property is 14± miles North of San Diego, TX with frontage on CR 103. 38± miles to Freer, 124± miles to San Antonio, 249± miles to Houston, 407± miles to Dallas.

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

PROPERTY WEBSITE

[Click here to view website](#)

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