

# DOUBLE T RANCH

DR

DR

DULLNIG  
RANCH SALES





## DESCRIPTION

This ideal well-conceived high fenced hunting and cattle grazing recreational ranch is situated perfectly in the renowned Golden Triangle just 15 minutes west of Cotulla, Texas, only 1.5± hours south of San Antonio. The perfect mixture of native wildlife brush and forages grow strong from the rich red sandy loam this area is famous for. This perfect location is complimented with the best of South Texas trophy Whitetail deer, big New Zealand red stag, blackbuck, turkey, dove and quail hunting. Add to that an impressive heartwarming custom log lodge and an array of support equipment and there is very little more to ask for. This ranch is a must see as soon as you can.

## IMPROVEMENTS

A generous and picturesque lodge includes a 3,000± SF (2007) dramatic log timber home with 1 bedroom/1.5 baths downstairs with 3 bedrooms/2 baths up. The lodge features a vaulted great room with exposed beams, an open staircase, rock fireplace and a stunning antler chandelier. On the first floor is a dining room with buffet serving bar to the premier kitchen with granite countertops, and stainless steel appliances, including a gas range. With both separate bedrooms and bunk style sleeping upstairs, this home can accommodate family and guests with ease.

***480± Acres***

***La Salle - Dimmit County***



# HEADQUARTERS RANCH IMPROVEMENTS

The exterior high fence is in very good condition with 20/96/6 wire on three sides and 20/96/12 on one side. The road system is in good condition and strategically located to give access to the entire ranch. Additional improvements include: two three-sided Implement sheds, two storage buildings, two well houses, a covered game cleaning station with walk-in cooler, an 8-ton drive-under feed silo, shooting range, six 10' deluxe large poly Ranch King shooting blinds, and two 4' deluxe large poly Ranch King shooting blinds. Each hunting area has multiple shooting lanes equipped with automatic feeders throughout. The ideal high fenced brushed and watered Deer Management Pens are not active, but available for DMP use at 7± acres and two 3.5± acres.



*480± Acres*  
*La Salle - Dimmit County*



## WATER

The ranch is well watered with three year-around and seasonal tanks. The house tank is fully stocked with bass and catfish and can be supplemented with one of the two Carrizo formation water wells capable of producing via 8" casing and a 15HP pump approximately 75-100 GPM.

## TERRAIN/VEGETATION

The gently rolling terrain is mostly native pasture with great diversity and cover of mid to high canopy trees with a few hunting areas cleared for visibility and potential food plots. Typical vegetation includes mesquite, huisache, coma, white brush, black brush, wild persimmons, guayacan, granjeno, guajillo, twisted Acadia, Spanish dagger, yucca, prickly pear and other native species and grasses great for wildlife forage and cattle grazing.



***480± Acres***

***La Salle - Dimmit County***



## WILDLIFE

Whitetail deer, big New Zealand red stag, blackbuck, turkey, dove and quail.

## MINERALS

Surface Sale only. The owner did an awesome job of positioning the only two well pad locations along one fence line side of the ranch via a separate easement access, allowing no oil traffic within the ranch's interior; therefore production is non-intrusive and negligible.

## TAXES

\$8,000± (2022).

## INCLUSIONS

- 4 – 2000 lb. Protein Feeders
- 8 – Ranch King Blinds
- 14 – 300 lb. All-Season Feeders



***480± Acres***  
***La Salle - Dimmit County***



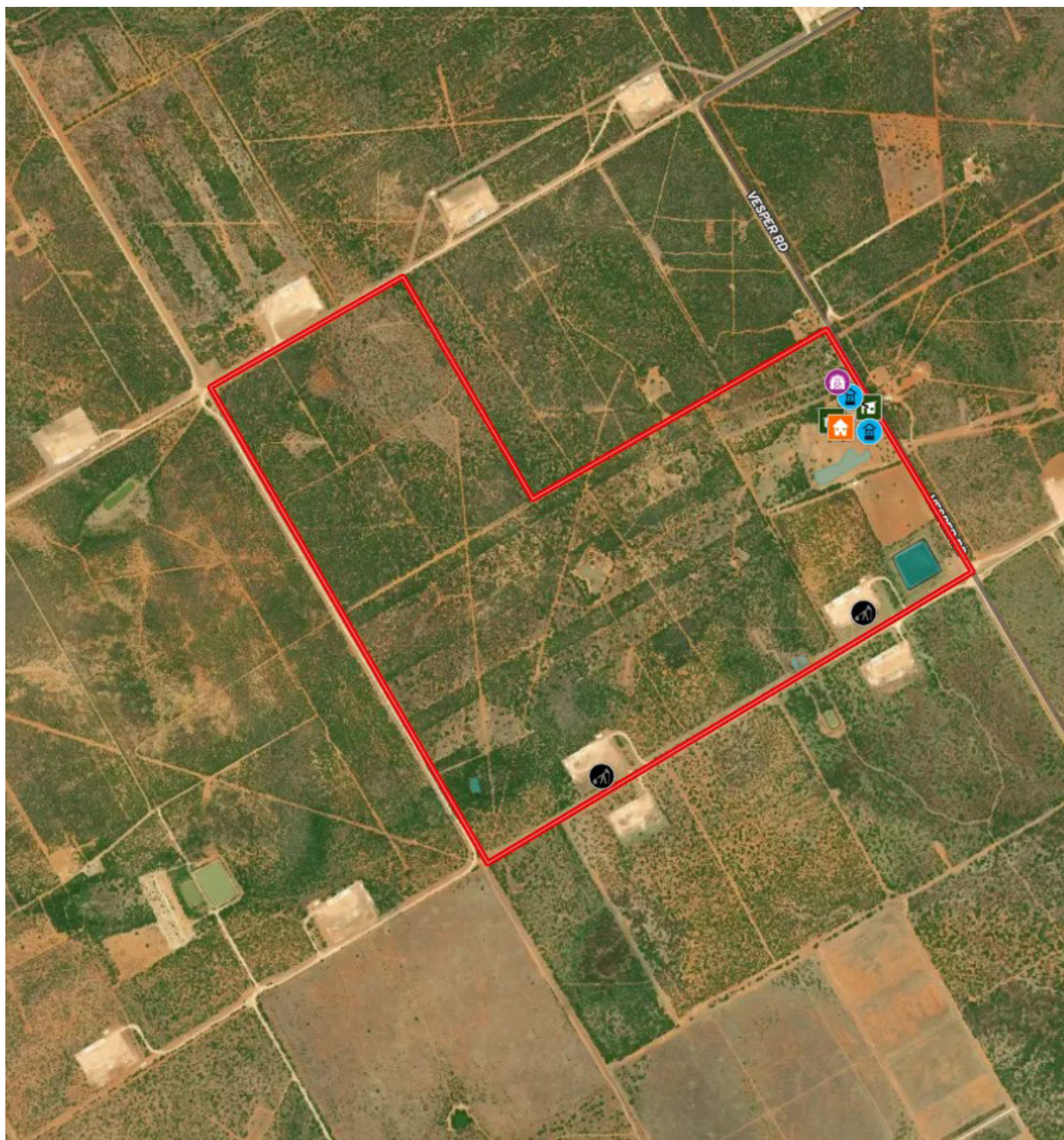


***480± Acres***  
***La Salle - Dimmit County***



# MAP

[Click here to view map](#)



*480± Acres*  
*La Salle - Dimmit County*





**480± ACRES LA SALLE-DIMMIT COUNTY  
1367 VESPER ROAD  
COTULLA, TX**

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RANCH SALES

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