

CALICHE RANCH



DULLNIG
RANCH SALES



DESCRIPTION

Situated in the wild Nueces Strip amongst other large ranches, this area, known as the Golden Triangle, offers the best low fence Whitetail hunting in the state of Texas. Caliche Ranch has been owned and operated by the same family since the 1940s. Acquired by the current owners Great, Great Uncle Hal Mangum as a commission for selling the Farias Ranch for Sullivan Bank of San Antonio. Hal Mangum was one of the great cattle barons of Texas and Mexico. This historic ranch offers a truly wild and natural hunting environment. Large lakes, rolling terrain and excellent brush add to its uniqueness.

IMPROVEMENTS

This property is raw and ready for improvements of your choice. Three sides of the perimeter are low fenced, totaling 7.6± miles of low fenced, large neighboring ranches. The 4th, which is the east side, has 1.4± miles of high game fence. The property has no cross fencing. The property has a good road system throughout.

2,896± Acres

Maverick County



2,896± Acres
Maverick County



WATER

The ranch has 2 lakes and 1 smaller pond. The lakes range in size from ½ acre to 6 acres. There is one named seasonal creek that provides major runoff through the ranch. Mustang Creek provides good drainages for possible future lake sites and traverses the pasture for 2.2± miles. Along with this creek, there are fingers of Elm Creek traversing the property as well.

WILDLIFE

With a proven history of producing ‘Monster Bucks’, this ranch offers some of the best free range, low fence hunting the state has to offer. Several 170s are harvested each year, and a few 200+ have been harvested as well. Land management over the years combined with superior genetics, offers multiple Boone & Crockett bucks yearly. Not only is this area superb for whitetail deer, but other game thrive with this truly uninhabited environment. Both Bobwhite and Blue Quail are plentiful and hutable in some areas. With brush management quail friendly areas can be developed. Dove and duck hunting on the lakes is really good. Wildlife found on this ground include whitetail, turkey, javelina, quail, dove and varmints.

2,896± Acres

Maverick County



2,896± Acres
Maverick County



VEGETATION-TERRAIN

This property has all the necessary browse to grow large trophy bucks, and to hold a high carrying capacity. Brush diversity is excellent and over time has proven to produce monster whitetail deer. Brush species include: Black Brush White Brush, guayacon, granjeno, persimmon, guajillo, tasajillo, prickley pear and many more. Mesquite trees are present throughout with both Elm and Hackberry trees lining the creek bottoms. The ranch offers gently rolling terrain with 100 feet elevation change for 810-910 feet ASL, offering long range views.

TAXES

\$4,000± on this acreage.

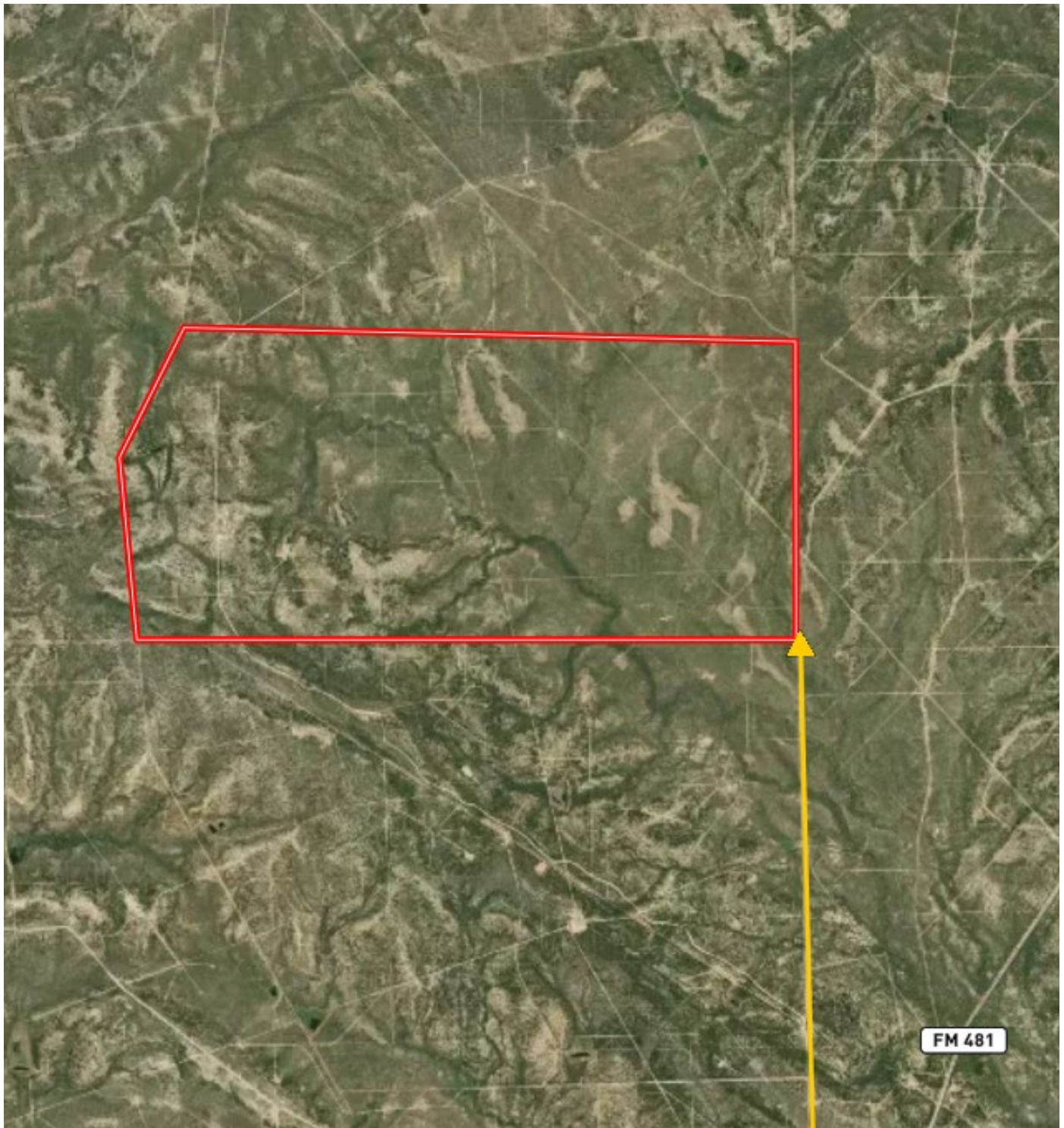
MINERALS

Surface sale only. One active well.

2,896± Acres
Maverick County

MAP

[Click here to view map](#)



2,896± Acres
Maverick County



**2,896± ACRES MAVERICK COUNTY
OFF FM 481
EAGLE PASS, TX 78852**

The ranch is 15± miles northeast of Eagle Pass, 32± miles west of La Pryor, 45± miles southwest of Uvalde, and 125± miles west of San Antonio, TX. The property is located 3.4± miles north of FM 481 via an all-weather easement road.

PROPERTY WEBSITE

[Click here to view website](#)

Robert Dullnig
Broker Associate of Dullnig Ranches

dullnigranches.com
Phone: 210.213.9700
Email: dullnigranches@gmail.com

6606 N. New Braunfels
San Antonio, Texas 78209

DR
DULLNIG
RANCH SALES

 Kuper | Sotheby's
INTERNATIONAL REALTY

Kuper Sotheby's International Realty is an RBFCU company © MMXVII Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC.