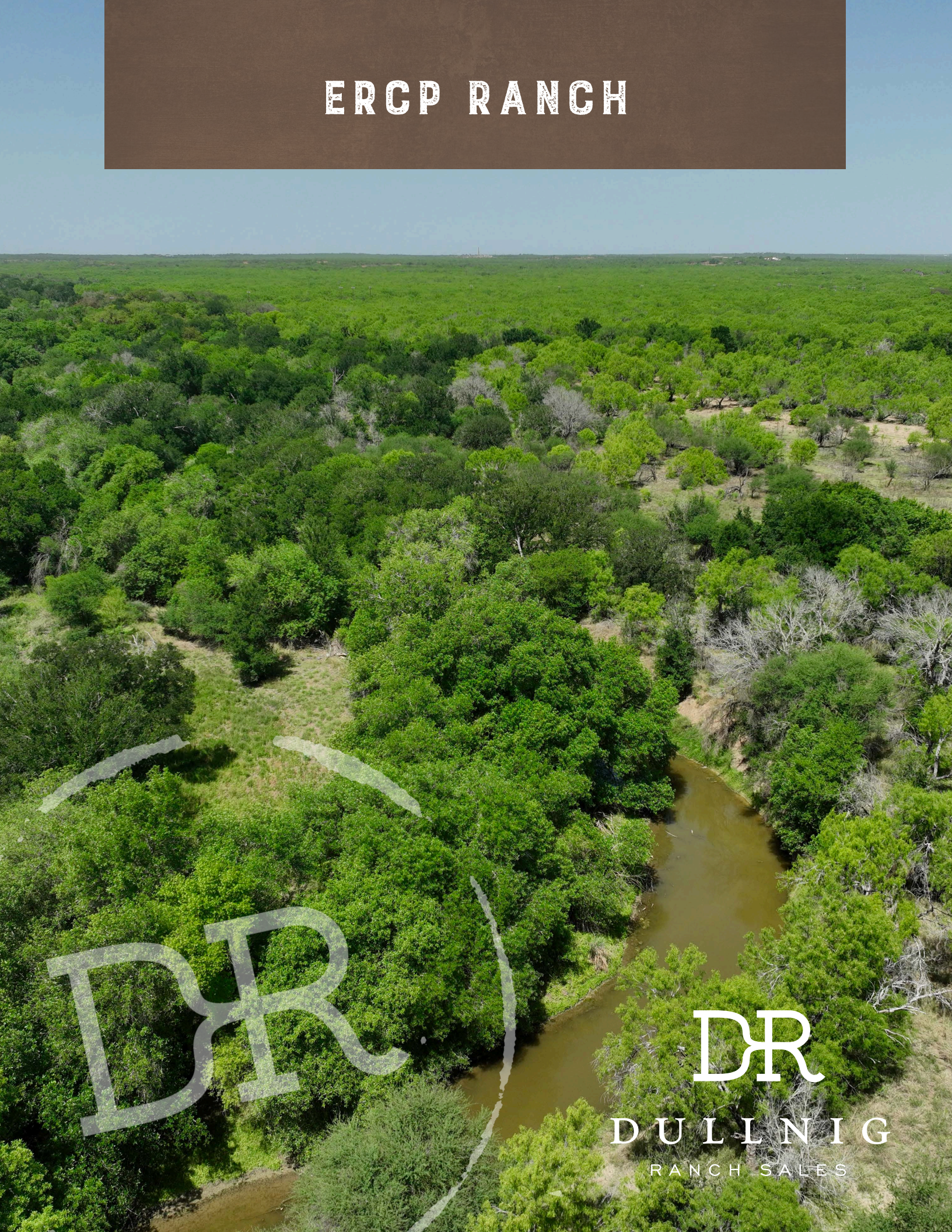


ERCP RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

The ERCP Ranch is a fantastic hunting property just outside of Cotulla, TX. The property has comfortable improvements, Nueces River frontage, good brush, and much more. The river bottom and sloughs provide lots of diversity and beautiful hardwoods not typical for South Texas.

IMPROVEMENTS

The modest yet functional improvements include a 5-bedroom modular home, fully enclosed equipment barn, grilling pavilion, skeet range, and hunter's cabin that could also serve as a foreman's house. One side of the ranch is high-fenced with the remainder being low.

750± Acres

La Salle County



***750± Acres
La Salle County***

WATER

The highlight of the ranch is the 1± mile of Nueces River frontage which forms the southern boundary of the ranch. Named Salt Creek also meanders through the west side of the ranch and holds large pockets of water during wet times. There is one Carrizo water well which is piped to the 2.2-acre lake in the center of the ranch, and the improvements are serviced by a county water line.



750± Acres
La Salle County



LAND/WILDLIFE

This ranch has a ton of diversity for its size. The river and creek bottoms are studded with countless Live Oaks and Cedar Elms and provide thick cover for the wildlife, which include whitetail, turkey, hogs, and other native species. The 80ft of elevation change across the ranch also provides some nice high-points with long-range views. There is an old 80± acre field on the east side of the ranch which could be brought back to open pasture with little effort.



750± Acres
La Salle County



INCOME POTENTIAL

There is a 10-acre oil field service yard in the NE corner of the ranch which provides \$60,000 / year of lease income.

MINERALS

None, surface only sale.

TAXES

Ag Exemption.



750± Acres
La Salle County

MAP

[Click here to view map](#)



750± Acres
La Salle County



750± ACRES LA SALLE COUNTY COTULLA, TEXAS

ERCP is located just 0.6 miles west of Cotulla and a convenient 1 hour & 15 min drive from San Antonio. The ranch has 1.5 miles of frontage along FM 468.

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](#)

VIDEO LINK

[Click here to view video](#)

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.