

# REMBLA RANCH



DR

DUNNIG

REAL ESTATE SALES





## DESCRIPTION

Rembla Ranch is an opportunity to own a property that is directly in the growth pathway of Del Rio. Currently being used as a ranch, this could be an opportunity to enjoy this property as a recreational ranch while waiting for the development value to keep going up. The property is primed for development with ample road frontage and rolling but usable terrain along with city sewer and water available.

## IMPROVEMENTS

With no major improvements on the property but numerous building sites with long distance views, this ranch is a blank slate. There is one older barn on the property and the perimeter of the ranch is fenced.

***701± Acres***

***Val Verde County***





***701± Acres***  
***Val Verde County***



## **WATER**

There are currently two water wells on the property both powered by windmills that feed a small pond and water trough for cattle and wildlife. There is also access to city water available along the road frontage.

## **VEGETATION/TERRAIN**

This property has the diverse, native South Texas brush to support a healthy population of wildlife. The creek drainage is lined with larger first growth Mesquites and some Hackberry Trees, as well. The rolling terrain provides a mixture of hill tops with great views and rockier soils along with creek bottoms with deeper soils and more lush vegetation.

## **WILDLIFE**

The native South Texas wildlife present on this property includes but is not limited to Whitetail deer, turkey, quail, dove, wild hogs, varmints and much more.



***701± Acres***  
***Val Verde County***





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## MINERALS

Negotiable

## TAXES

Ag Exempt

## ZONING/DEVELOPMENT

This property is just outside Del Rio City limits and is located within the ETJ.

## BROKERS NOTE

There are two transmission easements located on the property. Call broker for details.



**701± Acres**  
**Val Verde County**



# MAP

[Click here to view map](#)



***701± Acres***  
***Val Verde County***





## 701± ACRES VAL VERDE COUNTY HWY.90 E AND OLD HAMILTON ROAD DEL RIO, TEXAS

There is 1,900± feet of frontage along N. Longoria St. and 875± feet of frontage along Old Hamilton Road. The property is located on the edge of Del Rio which is 65± miles W of Uvalde and 150± miles W of San Antonio, 230± miles SW of Austin and 340± miles W of Houston.

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

### PROPERTY WEBSITE

[Click here to view website](#)

### VIDEO LINK

[Click here to view video](#)

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