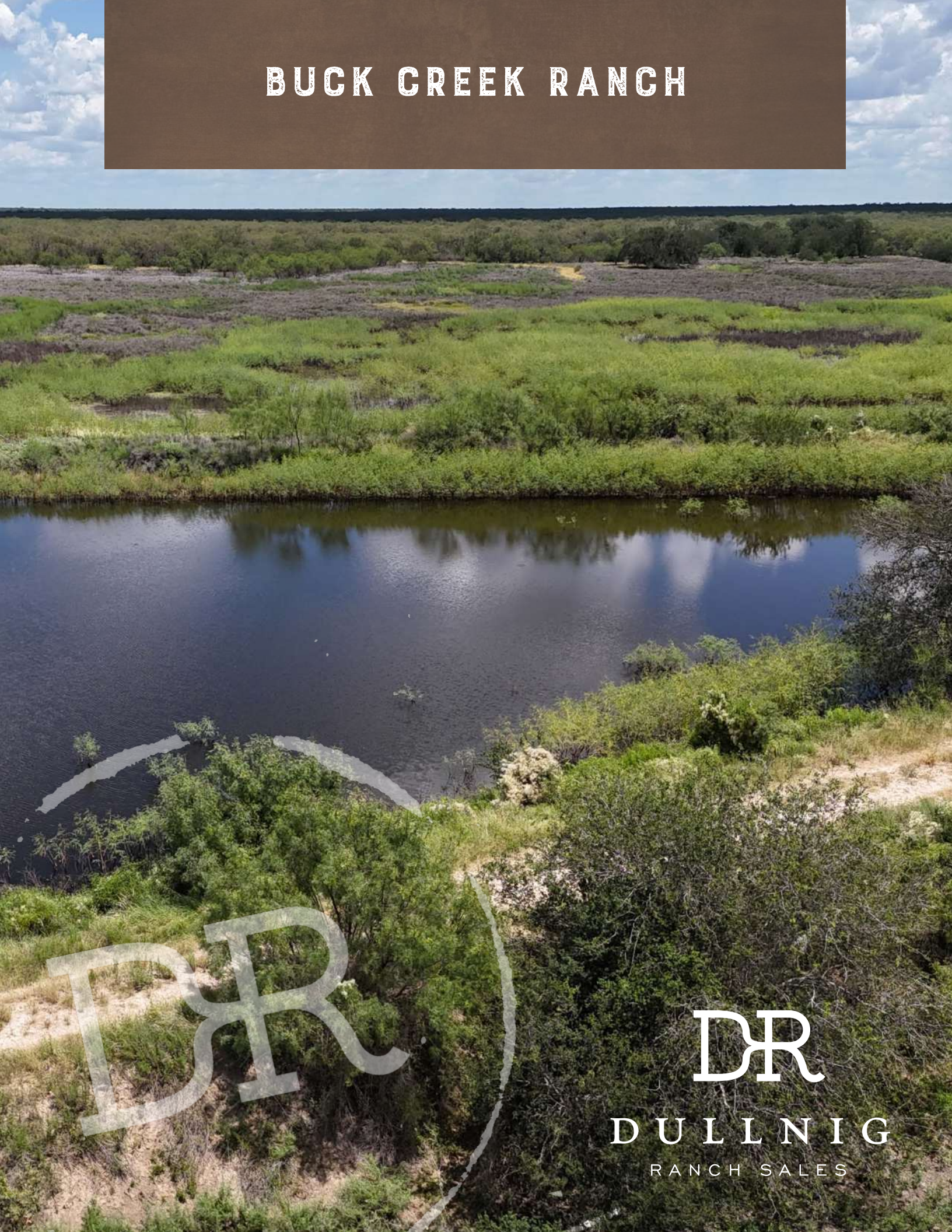


BUCK CREEK RANCH



DR

DR

DULLNIG
RANCH SALES



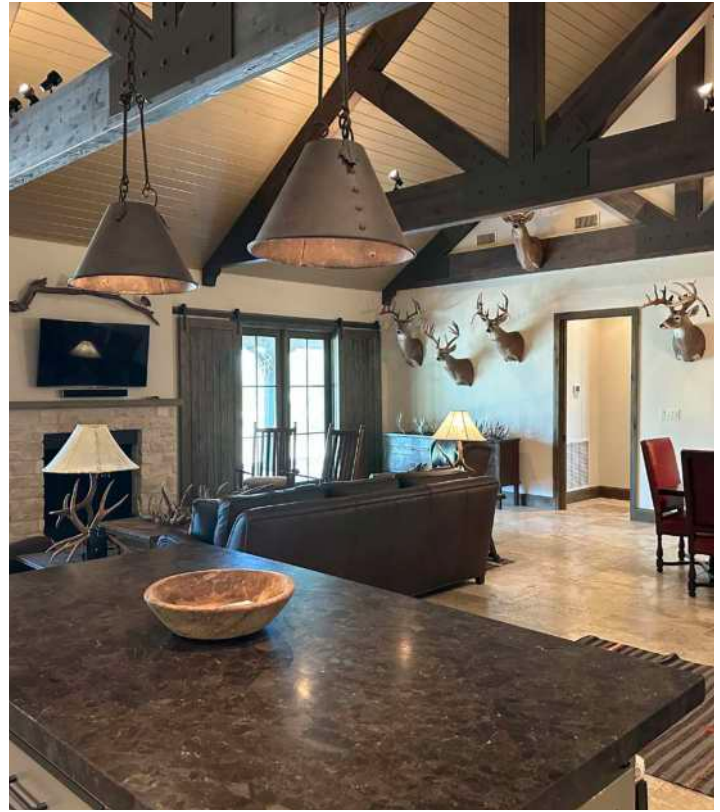
DESCRIPTION

Buck Creek Ranch is a secluded property that has been under the same family ownership for 16 years. Formerly part of the larger Flowers Ward Ranch, it offers excellent hunting with strong brush diversity, reliable water, and desirable privacy. Existing improvements add functionality to this well-rounded hunting ranch.

IMPROVEMENTS

The ranch includes a main home and small barn, set apart from the headquarters area. The 2,500± sf 3-bedroom, 2-bathroom main home has a stone exterior and offers true relaxation with its impressive great room, stone fireplace, vaulted ceiling and inviting porch. The headquarters features two guest houses, a large barn, a walk-in cooler, and a game cleaning station. The original guest house is 3-bed, 2-bathroom and the newer second guest house is a 1-bed, 1-bathroom casita. The property is fully enclosed with a high fence and has a good road system throughout.

2,175± Acres
Zavala County



2,175± Acres
Zavala County



WATER

The property is well supplied with six total water wells. The House Well services the main home, two tanks, and several water troughs; recently rebuilt, it produces approximately 22± GPM. On the east side of the ranch there are three electric wells all tied in together. These three wells supply water to the headquarters, and several water troughs. The middle of these three wells is currently inoperable. The Irrigation Well is powered by a 60 HP diesel pump runs water from the hill to the Dinner tank, dove tank and a small pond; it is believed to pump 25-50± GPM. All wells are electric except for the Irrigation Well. The ranch has four tanks and several small ponds, which all have water piped to them, providing for year-round water opportunities. The Dinner tank is a few acres in surface area when full. Two named creeks traverse the ranch; Dinner Creek runs through the property for approximately 1.5 miles and Buck Creek for

VEGETATION

The ranch is comprised of excellent native virgin brush with strong diversity that provides ideal browse for whitetail deer and supports an abundance of game. Approximately 500± acres feature rare sandy mott country with Antosa-Bobillo soils, while the balance of the ranch reflects the classic native brush of the region. Brush species include guajillo, guayacan, persimmon, granjeno, kidney wood, blackbrush, tasajillo, whitebrush, prickly pear, and more. Large mesquite are found throughout the property, with cedar elm and hackberry present along the creek drainages.

WILDLIFE

The ranch has been intensively managed for hunting for the past 16 years and is enrolled in MLDP. At the beginning of ownership, three bucks were introduced, creating a herd that includes both native and improved genetics. Over the years, several 190–200 B&C class bucks have been harvested, along with notable trophies measuring 350 B&C and 279 B&C. In addition to exceptional whitetail hunting, the ranch also offers outstanding quail hunting, with a rare 500± acre sandy strip providing habitat similar to that of the South Texas Sand Sheet. Thanks to abundant water, diverse brush, and long-term management, the property supports a wide variety of wildlife, including whitetail deer, turkey, quail, dove, javelina, hogs, varmints, and exotics such as Scimitar Oryx.

2,175± Acres
Zavala County



2,175± Acres
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MINERALS

Negotiable. Owner is believed to own a small portion of minerals. No production.

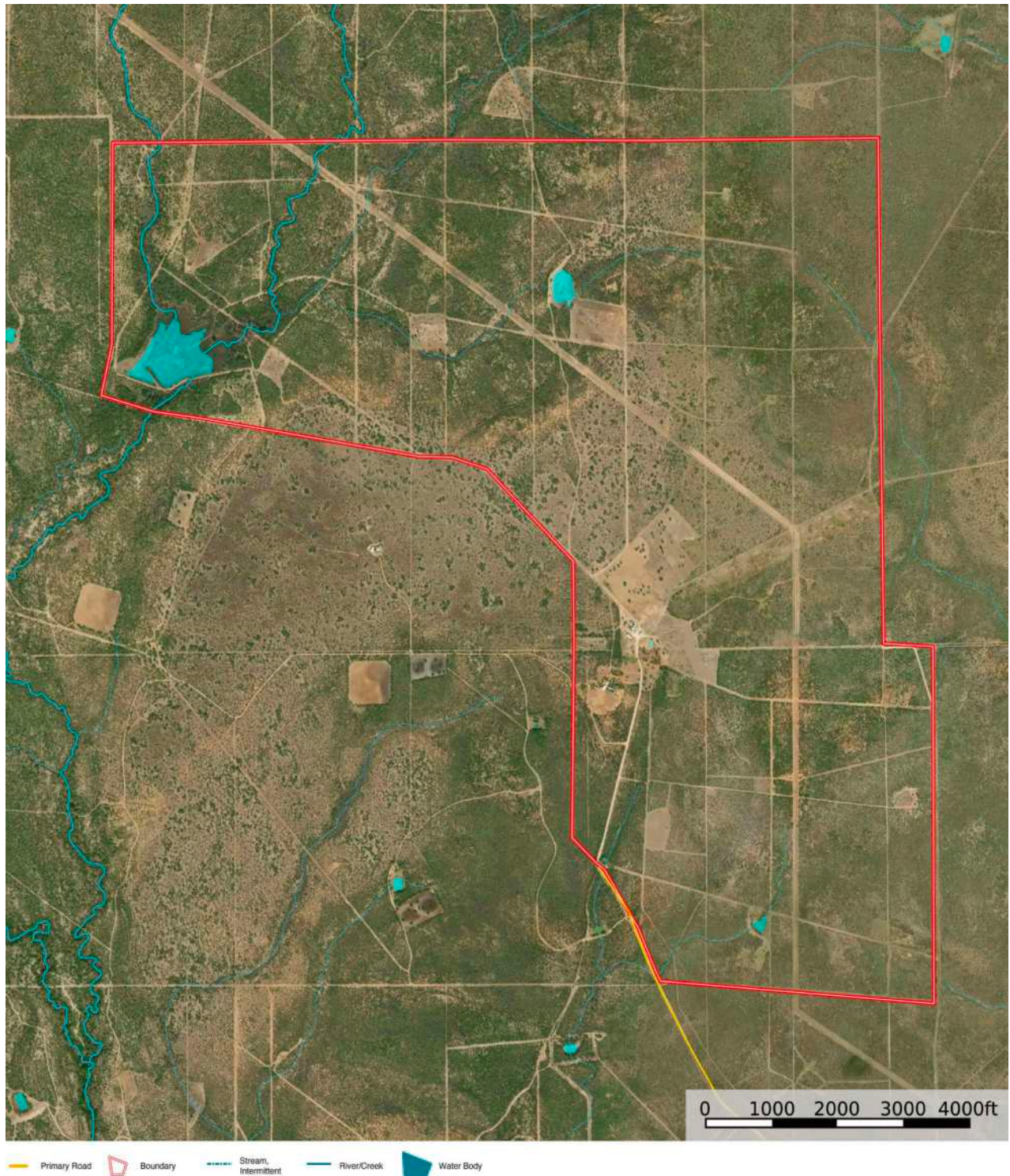
TAXES

\$10,608. Wildlife exemption. (2025 – County: \$4,797, School \$5,811.)

2,175± Acres
Zavala County

MAP

[Click here to view map](#)



2,175± Acres
Zavala County



2,175 ± ACRES
ZAVALA COUNTY
OFF HWY. 57
LA PRYOR, TX, 78872

Buck Creek Ranch is 11.5± miles W of La Pryor, 28± miles W of Batesville, 31± miles SW of Uvalde and 90± miles SW of San Antonio, Texas. The property is accessed via a 3.1 mile easement from Hwy. 57 and had a recorded 6.44± mile easement from FM 481.

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](#)

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RANCH SALES

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