

# BARROCITOS RANCH



**3,057+ Acres Zapata County**  
**Jennings Ranch Road**  
**Aguilares, Texas**

 Kuper  
**Sotheby's**

**DR**  
**DULLNIG**  
RANCH SALES



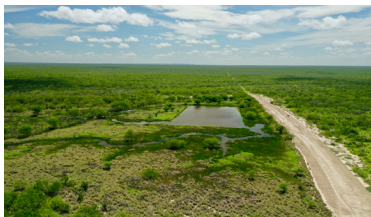
## DESCRIPTION

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The Barrocitos Ranch has been in the same family for generations and is a wonderful raw blank canvas in the heart of big deer country. The ranch gets its name from the high clay content in the soils, making it an excellent area for building tanks and holding a surplus of surface water which the property has plenty of. The low-fenced ranch is truly a sportsman's paradise, offering trophy native whitetail, bass fishing, and wing-shooting. The ranch enjoys large neighbors and even larger views of the surrounding sea of brush country; the best way to explain Barrocitos Ranch is wild and untamed, old school south Texas.



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## IMPROVEMENTS

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The perimeter of the ranch is low-fenced, and has a good road system with several miles of improved caliche roads, and electricity crossing the ranch in several locations.

## WATER

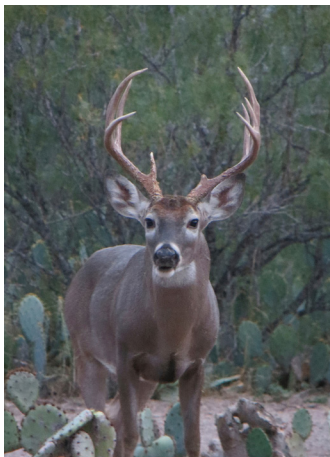
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The ranch has excellent surface water, with 6 tanks of varying sizes scattered across the property, assuring livestock and wildlife never have to stress for a drink. There are multiple drainages traversing the ranch, including named “Mulato Creek” on the south side of the property.



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## TERRAIN/WILDLIFE

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The terrain ranges from low-lying creek bottom land on the east side with cactus flats and more open and mottled brush country, to rolling ridge country on the west which offers some awesome long-distance unobstructed views. The native whitetail herd has good genetics, and has produced some notable trophies over the years without any supplemental protein feeding. Most all of the larger tanks are stocked with bass, and a healthy population of Blue Quail can be found on the ranch.



## MINERALS

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Surface only sale, the ranch has some older gas production.



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## 3,057± ACRES ZAPATA COUNTY JENNINGS RANCH RD, AGUILARES, TX

Barrocitos Ranch is located approximately 15± miles south of Aguilares on "Jennings Ranch Rd", which is a county maintained caliche road.

NOTE: 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)

All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

### MAP

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### VIDEO

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DULLNIGRANCHES.COM](#)

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