

PALO BLANCO RANCH

1,713.5± Acres Maverick Co.
FM 481
Eagle Pass, Texas

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

Owned and operated by the same family for nearly 20 years, this well-watered Maverick County ranch is located in some of the best hunting area the state has to offer. This is sweeping, beautiful open land that provides habitat for an abundance of native wildlife with an opportunity to improve to your needs. Multiple drainages and named Palo Blanco Creek traverse through the land and form numerous tanks that offer an attraction for wildlife.

IMPROVEMENTS

The land is void of structural improvements, but there is electricity that runs to a potential home site and one set of cattle pens. Road and fences are in good condition. The perimeter is high game fenced. 5 blinds with feeders will convey.



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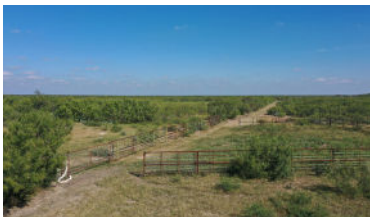


WATER

This ranch has both good surface and subsurface water. Two solar water wells supply water to multiple water troughs. Multiple drainages are present along with Palo Blanco Creek. The drainages and seasonal creek provide 7 stock tanks throughout the property.

TERRAIN-VEGETATION

The ranch has good fertile soils and has a large percentage of land that was cleared back in the 1970s. Several drainages and Palo Blanco Creek traverse the property. Several large Oak trees can be found along the Palo Blanco as well as Elm and Hackberry trees. Mesquite trees are found throughout. Brush species include Guajillo, Black Brush, Guayacan, White Brush, Granjeno, Persimmon and many more. There is a large cleared field that is in regrowth, and a cleared strip that is a pipeline easement. There is an elevation change from 800± feet ASL to 755± feet ASL.



WILDLIFE

The area is renowned for producing large native whitetail bucks and for holding an abundance of game. Wildlife includes Whitetail Deer, Turkey, Javelina, Quail, Dove, Ducks, and varmints. Several bucks over 170 B/C score have been taken on the property. With good vegetation and water, this property will continue to produce at a high rate.

UTILITIES

2 water wells. Electricity to a potential home site (needs a meter).

MINERALS

TAXES

Surface sale only. No production on the ranch.

\$668. (2022) Ag Exemption.





1,713.5+ ACRES MAVERICK COUNTY FM 481, EAGLE PASS, TX 78852

The ranch is 28± miles SW of Uvalde via Hwy 90 to FM 481, 30± miles NE of Eagle Pass and 111± miles SW of San Antonio. The property is located on the east or south side of FM 481 and has 1.4± miles of FM 481 frontage. Airport: Garner Field (KUYA) is located 3 miles east of Uvalde and has a 5256-foot runway.

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

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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Robert Dullnig

Broker Associate

210.213.9700

DullnigRanches@gmail.com