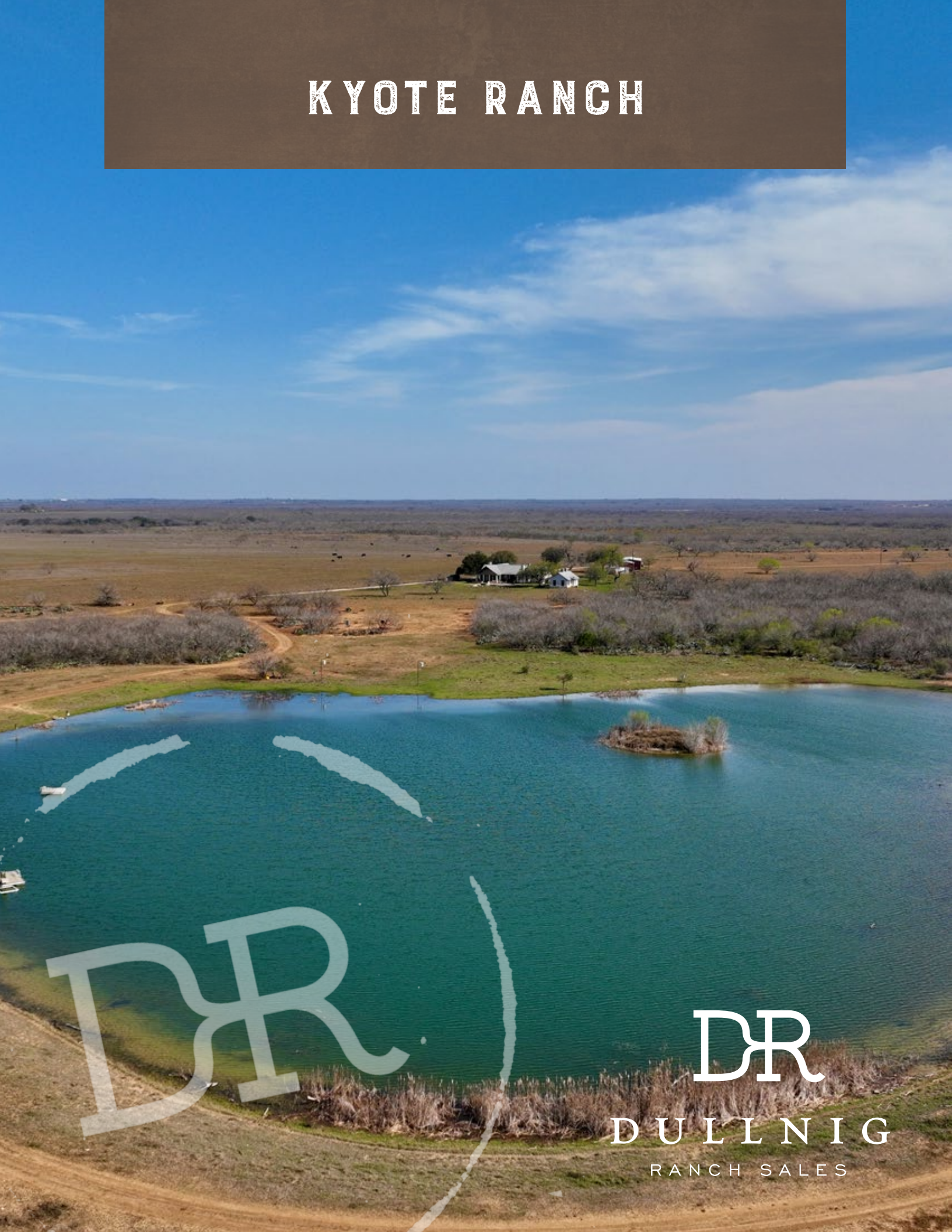


KYOTE RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Owned and operated by the same family for 30+ years, this near-to-San Antonio property offers it all. 'Hill Country Classic Homes' overlook a 7-acre lake that, with the Carrizo irrigation well, can be kept full year around. Excellent brush, open pastures, large oak trees, and two large creek drainages add to the uniqueness of this offering.

IMPROVEMENTS

Two 'Hill Country Classic Homes' residences are nestled amongst large oak trees and are situated around the swimming pool with hot tub providing views to the large lake. Located near the homes are a shop/barn, and an equipment barn with one side enclosed by a garage door. Rounding out the improvements are a set of working cattle pens, pole barn and a second equipment barn. The main house has 5 bedrooms and 4 baths and is 3,567± square feet. The main house includes 3 fireplaces, which are found in the living room, game room and master suite. The Guest House has 2 bedrooms each with fireplace, 2 full baths and is 1,120± square feet. The perimeter of the property is net wire game fence with many low fence cross fences.

1,578± Acres

Atascosa County



1,578± Acres
Atascosa County



WATER

The ranch is highlighted by a 7-acre lake that can be filled by the Carrizo irrigation well. The well is believed to be 1,300± feet deep, have 12-inch casing and produce 1000± GPM. There is another water well near the Barn that provides water to the barns, water troughs, 3 other tanks and the homes. This well is believed to be in the Queen City Aquifer. The ranch has 4 other tanks which are more seasonal and don't have water lines to them. Two big seasonal creek drainages traverse the property, *Mile and A Half Creek* runs through the west end for 2± miles, and *Willow Creek* runs through the east side for .62± mile. Several fingers of each creek traverse the property providing potential tank or lake sites.

WILDLIFE

With all of the surface water, and excellent soils/vegetation, this ranch has produced great native Whitetail bucks over the years. It has also carried a healthy amount of game. This year a 178± inch native Boone & Crockett Buck was harvested. With all the large trees, turkey have plenty of roosting sites with open areas to light into. Dove and quail hunting can be really strong too. The large lake offers excellent duck hunting and bass fishing. One of the tanks also has bass and catfish in it. Wildlife present include Whitetail deer, turkey, quail, dove, hogs and varmints.

1,578± Acres

Atascosa County



1,578± Acres
Atascosa County



VEGETATION

The property has a good mixture of diverse brush and improved pastures. Approximately 963± acres are in excellent diverse native brush with the remaining 6.5± acres in improved pasture. Some of the open area has some mesquite regrowth in it. The 963± acres of brush have all the necessary browse to grow large bucks. Large mesquite trees are throughout the brush and large oak trees can be found around the homes, lake and in the creek drainages. Elm and Hackberry trees are present as well. Brush species are: Guajillo, Black brush, White brush, Granjeno, Persimmon, prickly pear and many more. Quail strips are sculpted through out of the western portion of brush providing lanes for quail hunters.

MINERALS

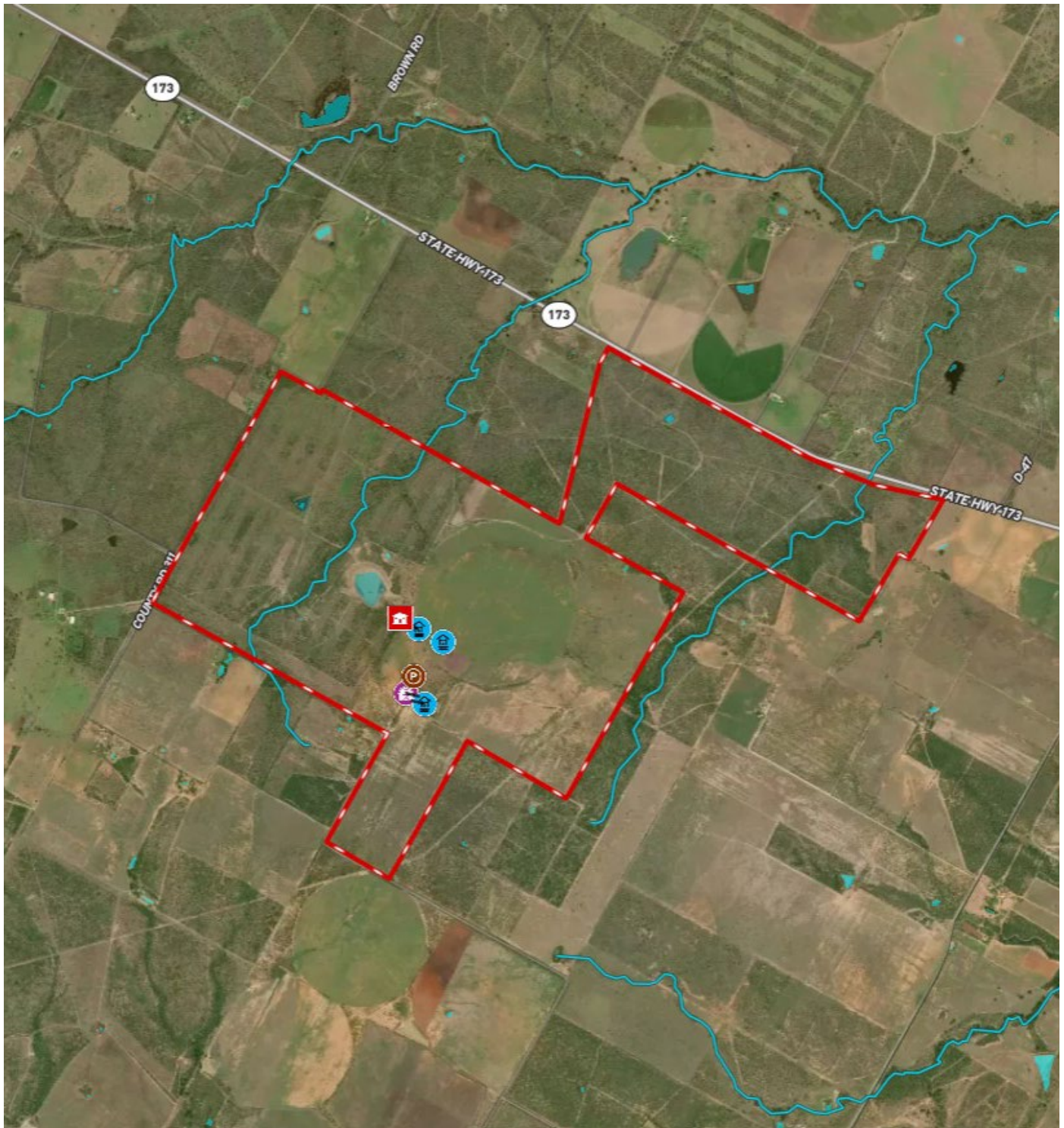
Negotiable.

1,578± Acres

Atascosa County

MAP LINK

[Click here to view map](#)



1,578± Acres
Atascosa County



**1,578.36± ACRES ATASCOSA COUNTY
HWY. 173
DEVINE, TX 78016**

This ranch is located only 45± miles south of San Antonio, 12.8± miles SE of Devine, 12.25± miles NW of Jourdanton and 3.18± miles east of Kyote, Texas. The property's north boundary is 1.41± miles of Hwy 173 . The ranch also fronts on CR 311 for 2.19± miles.

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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