

FULL DRAW RANCH

~370 ACRES
DIMMIT COUNTY, TX



“Immerse yourself in the outdoor experience. It will cleanse your soul and make you a better person.”

~ Fred Bear

DESCRIPTION:

The Full Draw Ranch is any hunters dream, but has been set up specifically for the bow hunter. Located just a short drive West down Hwy. 85 from Dilley in Dimmit County. 370 high-fenced acres of thick South Texas brush located in the golden triangle, this ranch offers superior deer and quail hunting with first class accommodations. Every amenity and tool you may need is already in place and is included with this turn-key ranch sale.

IMPROVEMENTS:

A main lodge which consists of approx. 6,000 sq. ft.. When you walk in the door you are surrounded by Felicia Cammack painted murals on the walls and scenes from all around the globe. You can then step into your own professional style bow shop and get outfitted with whatever you may need for your hunt or pick a gun out of the 1' thick cement wall gun room.

Full kitchen and bar flanked with a pool table, and entertainment area. Another activity to enjoy while not out hunting is the high/low house & wobble trap with lights for evening entertaining.

On each side of the lodge there are casitas with a total of 7 private fully furnished bedrooms to accommodate guest. There is also a ranch manager's house about 1/2 mile down the road with 3br's, & 2 baths. Two barns consisting of over 5,000 sq. ft. of storage for equipment, vehicles, etc.

WATER:

The water for the ranch is provided by a Carrizo Water Well being approx. 1,950' deep with 6 5/8" casing and a 30HP pump with three phase electricity. There is a 2,200 gallon storage tank at the house inside a spray foamed room to stay cool in the summer and warm in the winter.

WILDLIFE:

This ranch has been managed for years, which is evident by the deer herd and abundant quail population. It is not uncommon to sit at a blind and see in excess of 20 deer with bucks averaging 170" to over 200". There are 7 hunting stations with MB Ranch King Blinds and feeders with 4 of which have their own lined pond for watering. The feeders work off of a timer with remote controls. There are also 8 protein feeders with 4 being 1 ton and 4 being approx. 750 lbs. There are two 1.5 acre deer pens that soft release into the 10 acre high-fenced food plot. This ranch is not under any MLD designation, but is under a wildlife exemption. The only exotics on the ranch are 5 zebras and there are no hogs or cattle.

MINERALS:

The seller does not own any minerals to convey, but does have surface control and water rights. There has not been any oilfield activity allowed on this property.

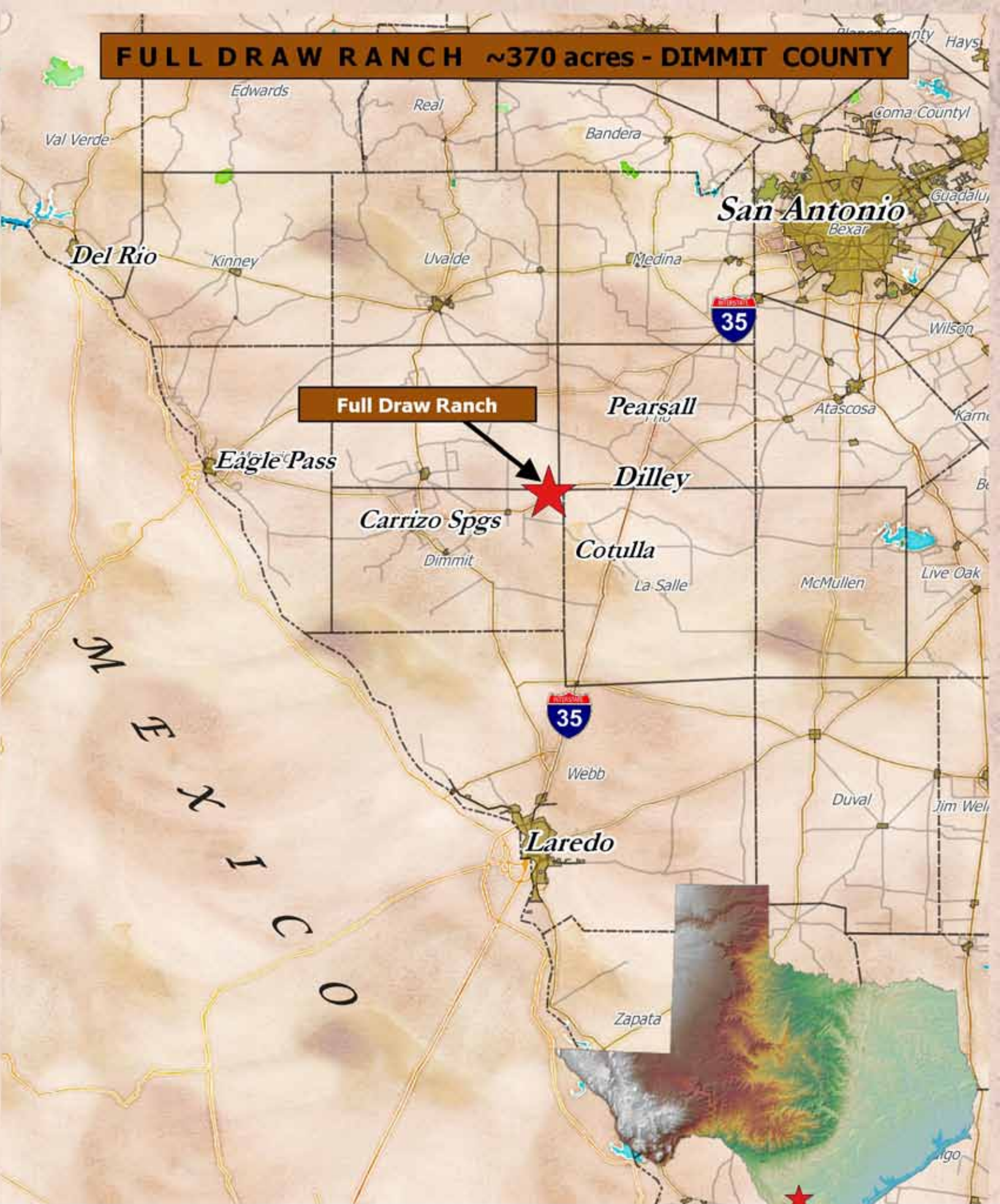
TURNKEY:

This property is being offered turnkey which includes, but is not limited to a walk-in-cooler, John Deere tractor, camo smart car, camo Jeep Liberty, welding machine on trailer, Toyota Land Cruiser top drive, 15' batwing shredder, 2 seeders, fuel tanks, fertilizer sprayer, disc, 8-four wheelers, road grader, numerous tools, lawnmower, furniture, appliances, etc.

ADDITIONAL LAND:

The adjoining Ranch on the North and West side of the Full Draw is also for sale and consist of 8,197 total acres or they will consider selling just the south half which is 2,940 acres.

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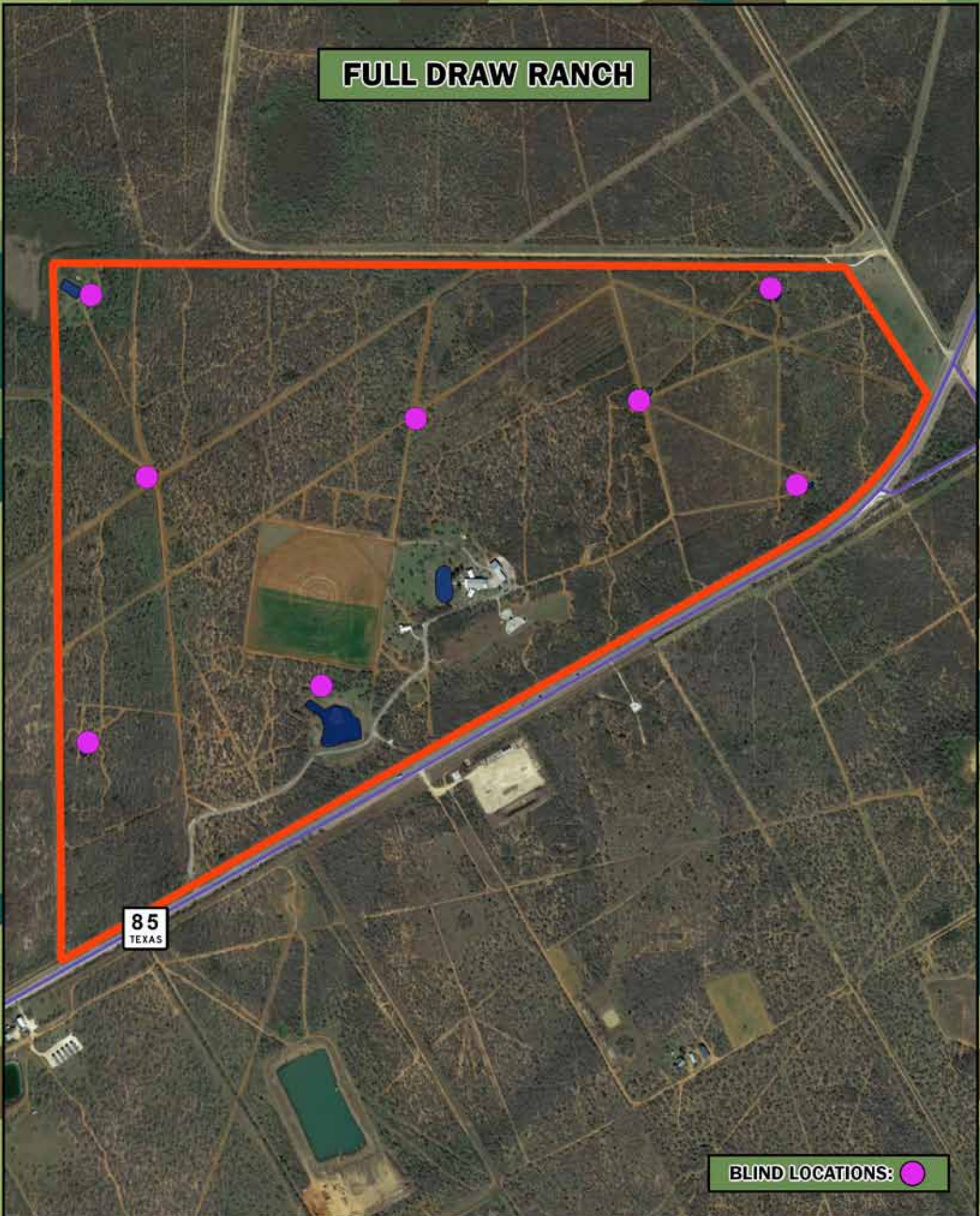


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FULL DRAW RANCH



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BLIND LOCATIONS: ●

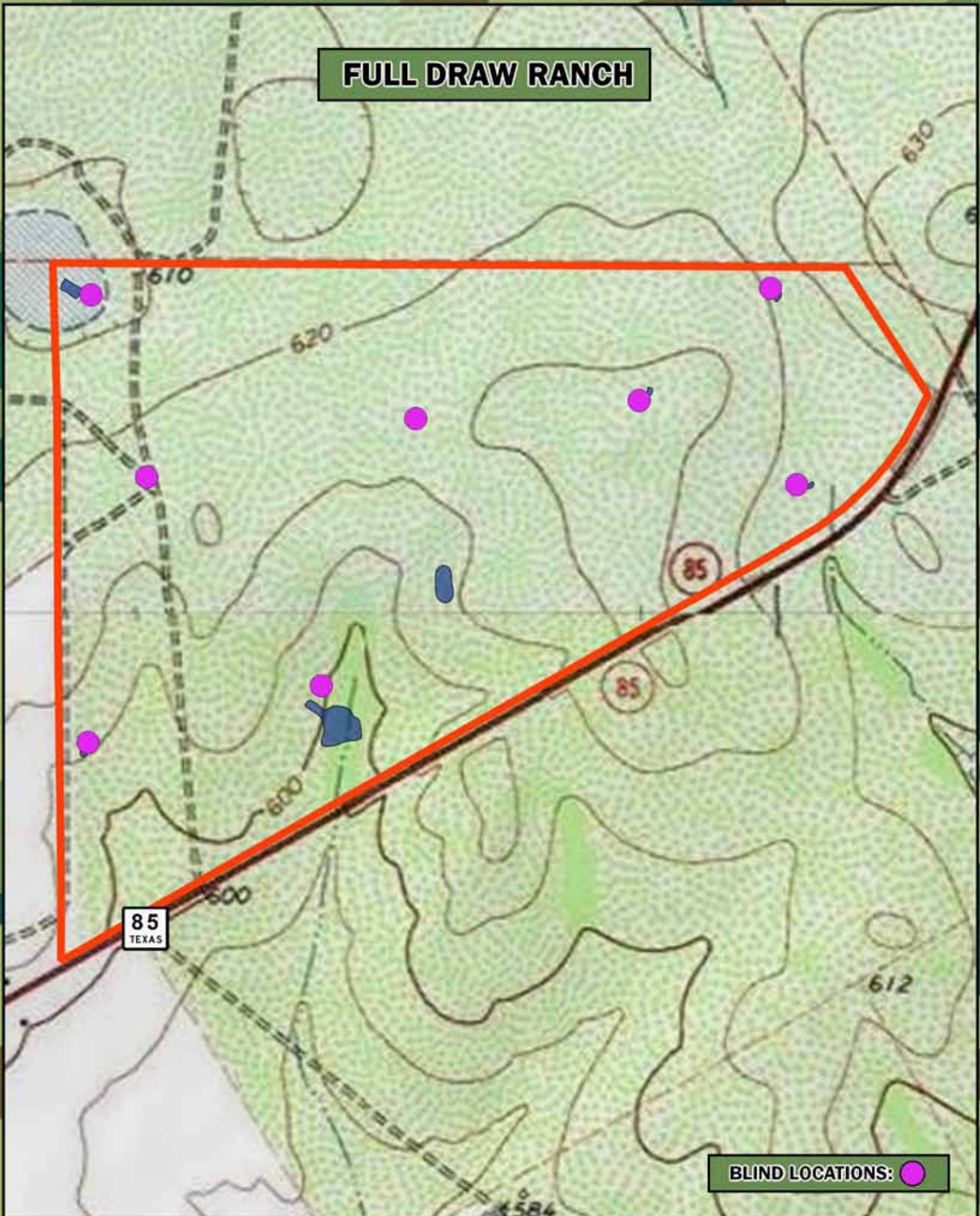


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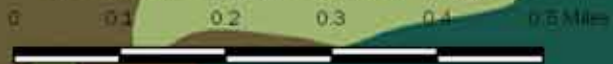
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