

# CATAROSA RANCH

1,152± Acres // Dimmit County // Catarina, TX



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**STRANSKY**  
PROPERTIES

**STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT**



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The Catarosa Ranch is approximately 1,152 acres of high-fenced, prime hunting land located in the heart of the famed Golden Triangle in Dimmit County, Texas. Formerly known as the Whataburger Ranch, it boasts a diverse landscape of native brush and is noted for its rich collection of Native American artifacts. The property features a stunning lodge, approximately 7,000 sq. ft., perched on the highest point of the ranch, offering scenic views of a nearby lake and a 20-acre pivot/food plot. The large back porch provides an ideal setting to relax in the evenings while observing the abundant wildlife.

The Catarosa Ranch is situated at 1983 FM 2688 in Catarina, TX, with approximately 2 miles of paved frontage along HWY 2688, near the intersection of HWY 83. The ranch is conveniently located about a 20-minute drive from Carrizo Springs, TX, and 1 hour and 45 minutes from San Antonio, TX.

### WILDLIFE

The Catarosa Ranch is home to a variety of native South Texas game species, including whitetail deer and blackbuck antelope. The ranch also supports a healthy population of quail, with both blue quail and bobwhites present. The property features a deer barn with 8 handling rooms and pens, which previously housed up to 300 deer, although it is not currently in active use. Additionally, there are 5 feed stations providing protein and cottonseed to sustain the wildlife.

### IMPROVEMENTS

The Catarosa Ranch features a variety of well-maintained improvements, beginning with a well-built road from the front gate leading to the main compound. The compound includes:

- » Two homes, both with irrigated lawns.
- » A 3,200 sq. ft. shop/horse barn.
- » Extensive deer barn facilities.
- » Three feed bins with the largest being 18 tons.
- » A 20-acre, 4-stand pivot irrigation system.
- » A skeet shooting range located between the 2 homes.

### MAIN LODGE

- » ±7,000 sq. ft. with 6 bedrooms and 6.5 baths.
- » Outfitted with Wolf commercial kitchen equipment, and most necessary furnishings, all of which will convey.
- » Includes a walk-in cooler with a rail system and a large back porch with a fire pit.

### SECOND HOME

- » ±2,600 sq. ft., with 3 bedrooms and 2.5 baths.
- » Features an upstairs playroom and a downstairs classroom.
- » The backyard includes a saltwater pool with a cabana and cooking area.

### SHOP/HORSE BARN

- » Approximately 3,200 sq. ft., with a cement floor.
- » Includes a two-story apartment with 3 bedrooms and 2 baths.
- » Features horse stalls and large pens on the backside.

### DEER BARN

- » Equipped with air conditioning, an apartment, office, restroom, and shower.
- » Contains 8 handling rooms.
- » The original 20 deer pens, which once housed up to 300 deer, have been modified into about 14 pens. Most pens are ½ acre in size, with some ranging from 5-6 acres.

### MINERALS AND WATER

The Catarosa Ranch is being offered as a surface only sale. There is only one pad site along the highway, which is fenced out, ensuring no oilfield traffic on the property.

The ranch is well-supplied with water, featuring a 600 GPM Carrizo well equipped with a 125-horsepower submersible pump and three-phase electricity. Additional water infrastructure includes:

- » Two 20,000-gallon storage tanks at the house.
- » A 20-acre, 4-stand pivot irrigation system.
- » Four surface tanks, all connected by water lines made of either 6" PVC or black poly tubing.





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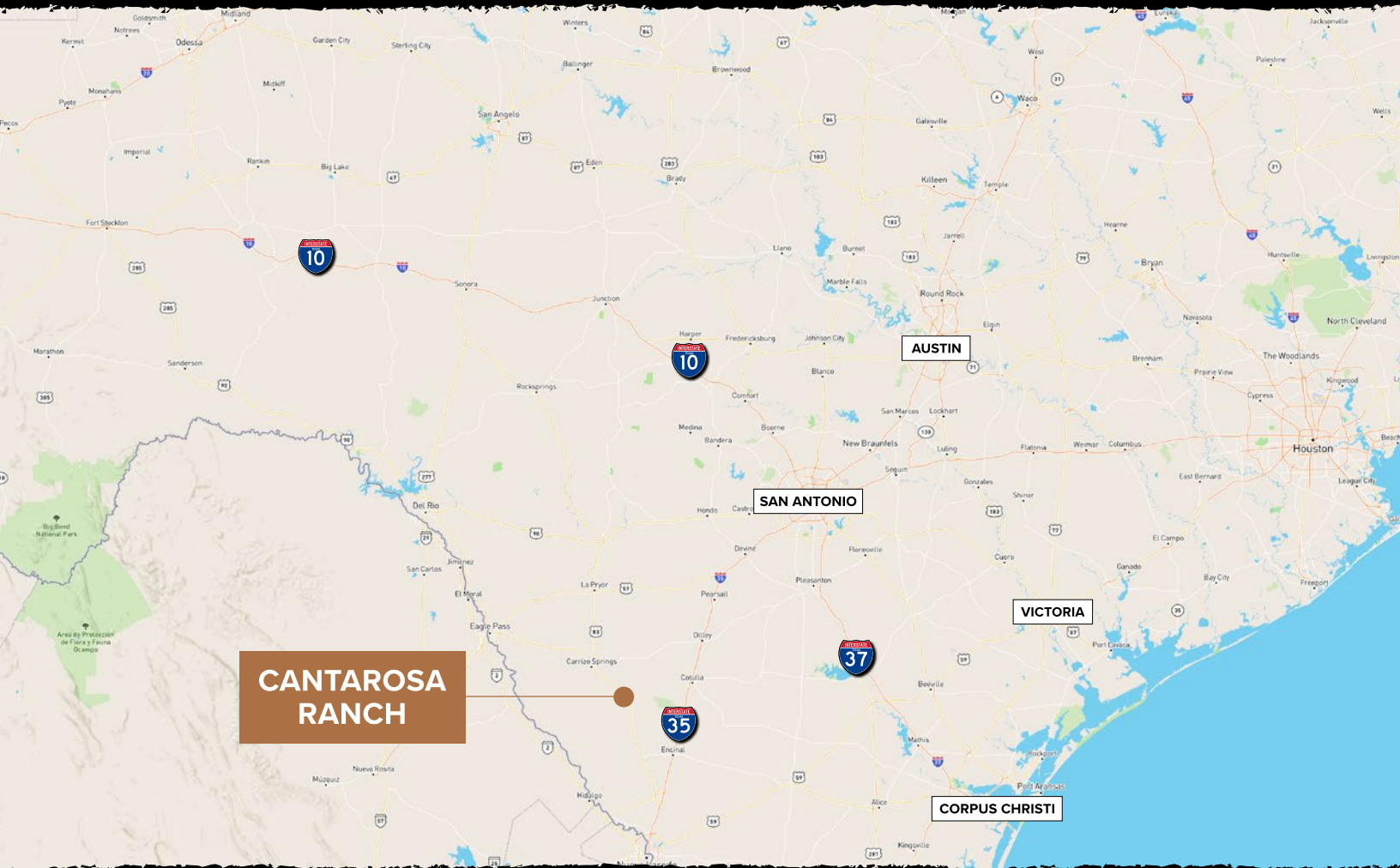
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