



HOLLOW DRAW RANCH

Frio County, Texas | 792 ± ACRES

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THE RANCH

The Hollow Draw Ranch is a rare opportunity to own your own ranch in south Frio County, within minutes from Dilley, Texas. This unimproved ranch offers tremendous potential to be developed into an outstanding hunting or recreational ranch. This 792 +/- acre property represents some of the finest brush country that Frio County offers, providing excellent habitat for deer and other wildlife.



The fertile red sandy loam soil has the potential to be converted to food plots if one desires. The ranch has one producing water well that is on an electric pump. This property could make for a true hunter's paradise with excellent habitat, water for the wildlife, and low-fenced neighbors. The Hollow Draw Ranch is one of the best blank-canvas properties available in South Texas.





WILDLIFE

This south Texas area is known for producing large, free-ranging whitetail deer, and plenty of other game. The surrounding diversity of cropland and brush makes great habitat for quail and doves. Other wildlife that can be seen on the Hollow Draw Ranch are hogs, coyotes, and other typical native south Texas wildlife.

WATER

The ranch has one producing water well that is on an electric pump. There is another water well on the property that is currently not in production. The Carrizo Aquifer sits under the ranch with the ability to have very high-producing water wells. Neighbors in the area take advantage of the excellent water by using high-powered irrigation pivots to provide water to crops.

MINERALS

This is a surface-only sale. Commercial water rights are also being retained by the seller. There is currently no production on the property.



DISCLAIMER

Broker does not make any representations, warranties or covenants of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which Purchaser may conduct thereon, compliance by the property with any laws, rules, ordinances, or regulations of any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose, and specifically, Broker does not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder; or the United States Environmental Protection Agency regulations or disposal of any other hazardous or toxic substance in or on the property; or the Endangered Species Act of 1973; or for live oak decline, oak wilt or any other natural phenomena. All information furnished is from sources deemed reliable, but no warranty or representation, expressed or implied, is made to the accuracy thereof, and is submitted subject to prior sale, withdrawal, or other changes in price and or terms without notice.

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RANCHES

“A LEGACY OF LAND”

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