

14337 HIGHWAY 277
CARRIZO SPRINGS, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

AVAILABLE

EL PATRÓN RANCH



**BOWNDS
RANCHES™**

BRANDON BOWNDS, BROKER

**2,242± ACRES
DIMMIT COUNTY**



ACREAGE. 2,242± Acres

LAND TYPE. South Texas Ranch
Hunting & Recreation
Wildlife & Livestock
Full-Time, Weekend, Seasonal or Investment

TAX EXEMPTION. Agriculture Use Tax Exemption

PRODUCTION. A small portion of current existing production revenue is available.

MINERALS. No minerals available

LOCATION. Located on the northern edge of the Golden Triangle of South Texas a.k.a. “Big Deer” Country. About 13 miles Northwest of Carrizo Springs - Dimmit County.

ACCESS. **PAVED HIGHWAY FRONTAGE**

Approximately 2.3± miles of frontage on Highway 277.

INTERIOR RANCH ROADS & TRAILS

Improved accessibility in and throughout the ranch makes it easier to manage the land in terms of navigating the land, rotating pastures, habitat control or running machinery. Whether you’re looking to raise cattle, establish a game operation, run guided hunts or generate income from seasonal hunting leases, the ranch is set up with a great road system.

LAND. **SOUTH TEXAS BRUSH LAND**

Classic South Texas brush country. Full of potential. Located in the general area known as the “Golden Triangle”, where some of the biggest whitetails in the state choose to roam. The land is characterized by mostly level and some gently rolling terrain covered with native vegetation. Easy to get around and full of character, like every ranch, it’s got its own vibe.

OPEN PASTURES, DEER BROWSE & BRUSH LAND

Mix of open pastures and dense native brush, making it super versatile and perfect for deer browse. Whether you’re wanting to build out a first-class hunting operation, run a cattle ranch or just attract wildlife, it’s literally got you covered!



WATER.

There is excellent water distribution on the ranch. Good water enhance both recreational and ranching value.

THREE STOCK PONDS

Just beyond the backyard, is a pond that adds something special to the property. Not only a picturesque focal point of the landscape but also offers an exclusive opportunity for leisure fishing in complete privacy. Fed by its own dedicated water well, the pond maintains optimal levels year-round. It's fully stocked with catfish and bass and is perfect for laid-back afternoons of fishing with family and friends or simply enjoying the view.

The property features two other stock tanks that provide a reliable and consistent water source ideal for supporting both livestock and wildlife making them a key asset for efficient land management. The strategic placement on the ranch helps to distribute the grazing pressure and supports healthy pasture rotation.

FIVE ACTIVE WATER WELLS

For South Texas, water security is a big deal! The southern part of the state is known for its hot dry climate and unpredictable rainfall. El Patrón Ranch ensures a consistent and reliable water supply with five (5) functional water wells which is something that is not just convenient but essential for ranching operations.

EXTENSIVE PIPING FOR WATER ACCESS TO ELEVEN WATER TROUGH

Extensive thoughtfully installed pipeline system that delivers water to multiple troughs positioned throughout the ranch. Designed for efficiency convenience, this reliable infrastructure ensures wildlife and livestock have easy access to fresh water no matter where they roam. No hauling, no hassle, just seamless hydration across the ranch.

SOILS.

According to a soil overlay, there shows to be about five (5) different types of sandy loam soils spread throughout the ranch, each providing their own benefits. Favorable to native grasses and forage, good drainage and promotes deep root growth. Red sandy loam soils are the foundation of great ranch land ; it drains well but still holds enough moisture to keep vegetation growing strong and healthy in drought resistant weather. The loose texture allows roots to spread out easily which in-turn leads to healthy pastures and better grazing. It's naturally fertile so you don't have to put a ton of work or money into improving it. It just works!



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VEGETATION. Native vegetation in and around the ranch consist of a diverse mixture of thorny brush, grasses and succulents. Dominant woody shrubs and trees include Bull Mesquite, Blackbrush, Guajillo, Granjeno and Texas Persimmon. The yards are studded with transplanted and well established Palms that add character to the landscape. Vibrant Peacock Flowers, Prickly Pear and Tasajillo brighten up the scenery with a splash of color are visually pleasing and provide both cover and food for wildlife. Other native plants and brush found on the ranch include Yucca, Guayacan, Whitebrush, Catclaw, Cenizo, Lotebrush, Lantana and several other hardy native species that thrive in the region's dry, brushy landscape.

WILDLIFE. Serious hunting and ranch land. Located on the northern edge of the “Golden Triangle”, known as the go-to hotspot for hardcore hunters, the area offers some of the best Whitetail Deer, Turkey, Hog and Quail hunting in the state. Thick brush gives game the natural cover and food sources they love and makes for a challenging and rewarding hunt. Blue or Bobwhite Quail, Dove, Javelina or varmints, it's all here. This land has the habitat and genetics to grow big-bodied bucks year after year. Whether you're after a personal hunting retreat or looking to lease it out for income and run day hunts, this place is built for it.

IMPROVEMENTS.

THE MAIN STAY

Beautiful 4 Bedroom - 3 Bathroom double-wide is the perfect main residence offering plenty of space and comfort with a warm and inviting feel throughout. The open floor plan includes a spacious kitchen with tile flooring, granite countertops, a center island with bar-top seating and a full stainless steel appliance package—including an electric stove, microwave, side-by-side fridge with in-door ice and water and dishwasher. A cozy breakfast nook sits just off the kitchen with large windows that overlook the covered porch and backyard pond. The living room features tile floors, floor-to-ceiling windows, crown molding and an eye-catching tile fireplace, while the formal dining and living areas showcase wood flooring and a stylish partial-height stone wall. The en-suite master bedroom includes decorative French doors that lead into a spa-like bathroom with dual vanities, a garden tub, walk-in shower and private water closet. Three additional guest bedrooms provide great flexiblitiy, including one with its own en-suite bath and walk-in tile shower. Blending modern upgrades with relaxed and welcoming vibes, the main stay is perfect for everyday living.



THE HUNTER'S STAY

The second home on the ranch is the perfect hunter's retreat. The 5 Bed - 3 Bath home is spacious with a large, open-concept living space and two separate living areas. A cozy fireplace with a stone surround and hearth adds character to the heart of the home. The kitchen is built for both function and comfort, with a central island for prep and sliding glass doors that open to the back porch and views of the yard—ideal for grilling and hanging out. A dedicated dining area has plenty space for group gatherings. Big windows bring in lots of natural light and the layout just works. Five (5) generously sized bedrooms. The master suite includes its own private bath, while two additional full guest bathrooms ensure plenty of space for everyone. Ideal space for hosting a group during hunting season.

HUNTER'S CAMPGROUND

At the ranch its all about convenience. Super practical setup for hunters to take care of their game right on-site. Nothing fancy, but it's exactly what is needed after a successful day in the field. No need to drive into town or rush to a processor. Everything you need is stationed at the hunter's campground.

HANGING & CLEANING STATION

Simple but solid hanging station with a steel frame, pulley system and overhead lighting.

WALK-IN COOLER

Once the animal is all cleaned up, you can move it straight into the walk-in-cooler just steps away keeping the meat in great shape until you're ready to pack up or process it further.

RV CAMPSITE

RV campsite features a camphouse with air conditioning, a covered carport, and full RV hook-ups including electrical plug-ins, water, and septic.

INSULATED BARN

Within a few feet from the main home is a $2,700\pm$ sq. ft. insulated barn with solid concrete floors. Its a convenient drive-through setup, with roll-top doors on both ends, so pulling equipment or trailers through is a breeze. Inside, there is a designated tack room area for gear and storage. Right next to the main barn is an adjoining $2,000\pm$ sq. ft. covered shed perfect for extra storage, equipment or sheltering livestock.



FENCING

The perimeter of the ranch is high-fenced along with a low fence cross-fence dividing the ranch into two (2) pastures for grazing rotation.

CATTLE PENS

The ranch has a good solid set of cattle working pens which makes life easier, plain and simple. Whether you're sorting, branding, doctoring or loading, good pens save a whole lot of time, energy and frustration!

POWER. Power is already on the property.

INCLUSIONS. All Furnishings and Appliances convey
Recently purchased Blinds and Feeders

- (7) Stand and Fill Feeders
- (7) Aluminum Hunting Blinds

Fuel Tank

Cleaning Station

Walk-In Cooler

SUMMARY.

All in all, this South Texas Ranch stands out in a number of ways starting with it's size. The acreage is a definite plus and convenient access off of paved Highway 277 just adds to the mix.

Chasing big deer or raising cattle, its already set up for success. Two comfortable homes, multiple stock ponds (including one ready for fishing leisure) and a solid water system throughout the ranch fed by five active water wells, its got everything you need to live and work the land. The large insulated barn, over-sized covered shed and well-planned water distribution make operations run smooth, and the dedicated "hunter's camp", with a cleaning station and walk-in cooler, just seals the deal. Its the kind of place that's ready for both work and play right in the heart of "big deer" country.

AVAILABLE

PRICE

\$5,995,000

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