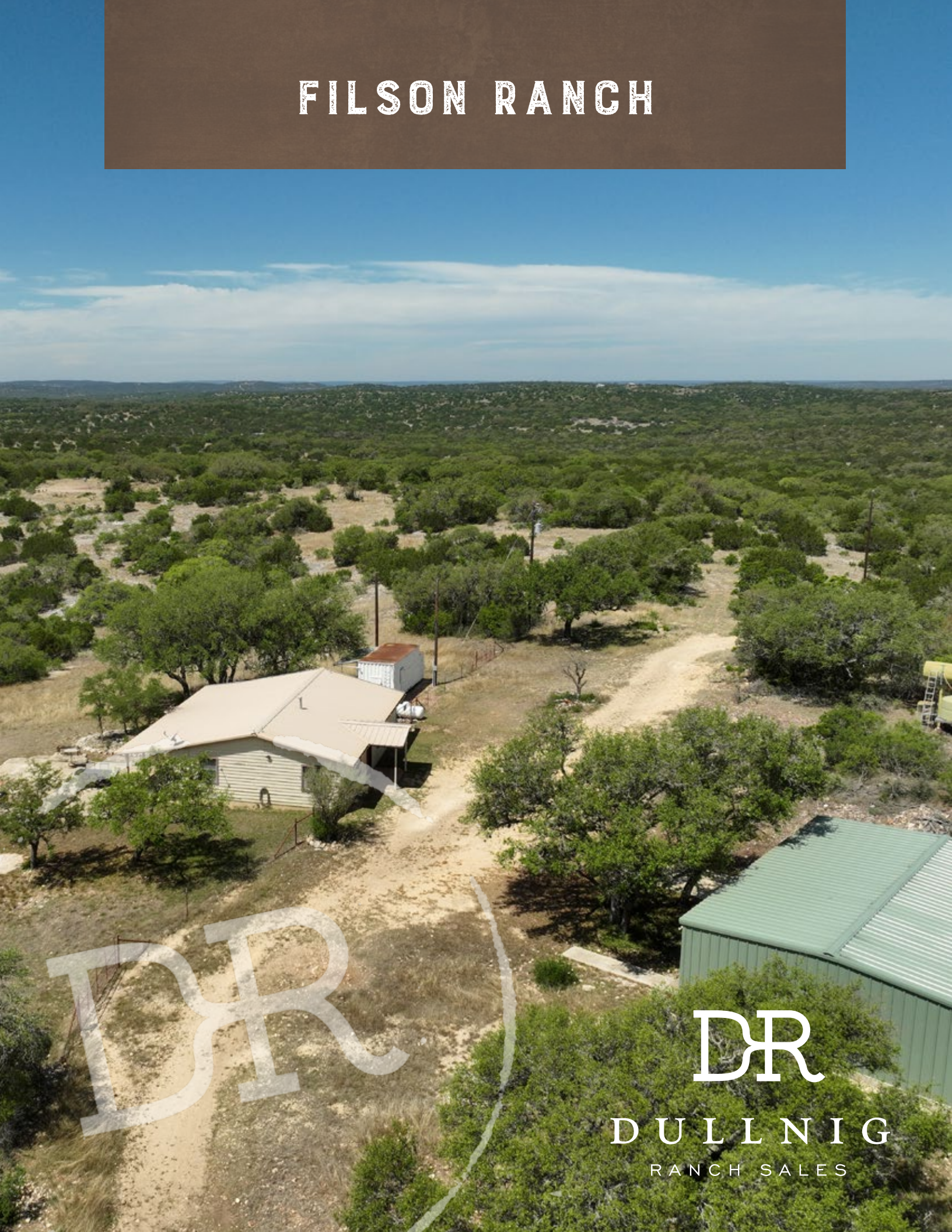


# FILSON RANCH



DR

DR

DULLNIG  
RANCH SALES





## DESCRIPTION

Located in the heart of the Texas Hill Country in the Edwards Plateau, The Filson Ranch has been owned and operated by the same family since 2005. Light hunting pressure over the years has resulted in a high abundance of native and exotic wildlife on this turn-key property.

## IMPROVEMENTS

Improvements consist of a 1,260± square foot 2-bedroom, 2-bathroom main house with a detached mobile home for overflow. High fence perimeter fencing in great condition encompasses the property. A 1,200± square foot metal barn and shop with concrete floor provide ample space for equipment and storage. 14 deer blinds and feeders will also convey with the sale.

***1,370± Acres***

***Edwards County***





*1,370± Acres*  
*Edwards County*



## WATER

This property has excellent sub surfaced water with three water wells approximately 400+ feet deep that have never run dry. Several water lines run to water troughs throughout the property, as well.



***1,370± Acres***  
***Edwards County***



## VEGETATION AND TERRAIN

Rolling hills with Live Oak motts and juniper typical for the area make up a majority of the vegetation throughout the ranch along with persimmon, agarita and mesquite among others. One of the highlights of the property is that some Piñon pines are found in different areas on the ranch. There is a good amount of grass and deep soil throughout the property, with elevation ranging from 2,000 to 2,200 feet.



***1,370± Acres***  
***Edwards County***





## WILDLIFE

Filson Ranch is home to a wide variety of wildlife native to the area including Whitetail deer, hogs, javelinas, Rio Grande turkeys, doves, coyotes, bobcats and other varmints. Several exotic species also call the ranch home including axis, elk and aoudad sheep.

## MINERALS

Surface sale only with no current production.

***1,370± Acres***  
***Edwards County***



## MAP LINK

[Click here to view map](#)



***1,370± Acres***  
***Edwards County***





## 1,370.33± ACRES EDWARDS COUNTY STATE HIGHWAY 55 ROCKSPRINGS, TEXAS

Located approximately 10± miles S of Rocksprings, 68± miles N of Uvalde, 147± miles NW of San Antonio, 85± miles W of Kerrville and 185± miles W of Austin. Edwards County Airport (KECU) is located 9 miles SE of Rocksprings and has a 4,050 ft runway. Old Bean Ranch is located approximately 17± miles south of Rocksprings off of SH 55 and accessed via 12± miles of the county road.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: [trec.state.tx.us/pdf/contracts/OP-K.pdf](http://trec.state.tx.us/pdf/contracts/OP-K.pdf)

### PROPERTY WEBSITE

[Click here to view website](#)

**Robert Dullnig**  
Broker Associate of Dullnig Ranches

dullnigranches.com  
Phone: 210.213.9700  
Email: [dullnigranches@gmail.com](mailto:dullnigranches@gmail.com)

6606 N. New Braunfels  
San Antonio, Texas 78209

**DR**  
**DULLNIG**  
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