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Dos Presas Ranch | Carrizo Springs, Texas

\$3,500,000



Executive Summary

TDos Presas Ranch encompasses 810± contiguous acres in Dimmit County, divided into three low-fenced pastures and enclosed by a low-fence perimeter. The property is classic South Texas brush country with uniquely rolling terrain. The land's brush diversity and native grasses are ideal for livestock and wildlife. The property features five ponds/tanks, two notably large, and provides excellent year-round water sources. These support cattle operations and enhance the ranch's ecological value by servicing the whitetail deer, turkey, hogs, javelina, and waterfowl populations.

Conveniently located just three minutes from Carrizo Springs on Highway 83, the ranch sits in a region well known for its strong ranching heritage, rich soils, and exceptional wildlife habitat. The favorable semi-arid climate provides a long growing season, characterized by mild winters and hot, dry summers. The ranch receives about 20 to 21 inches of annual rainfall, mainly in spring and early fall, which, along with a reliable pond system, sustains rotational grazing, productive pastures, and consistent water availability. Strategically located ponds provide hydration during dry spells and serve as prime locations for mineral stations, supplemental feeding, and blinds for wildlife observation, making the environment both functional and resourceful.



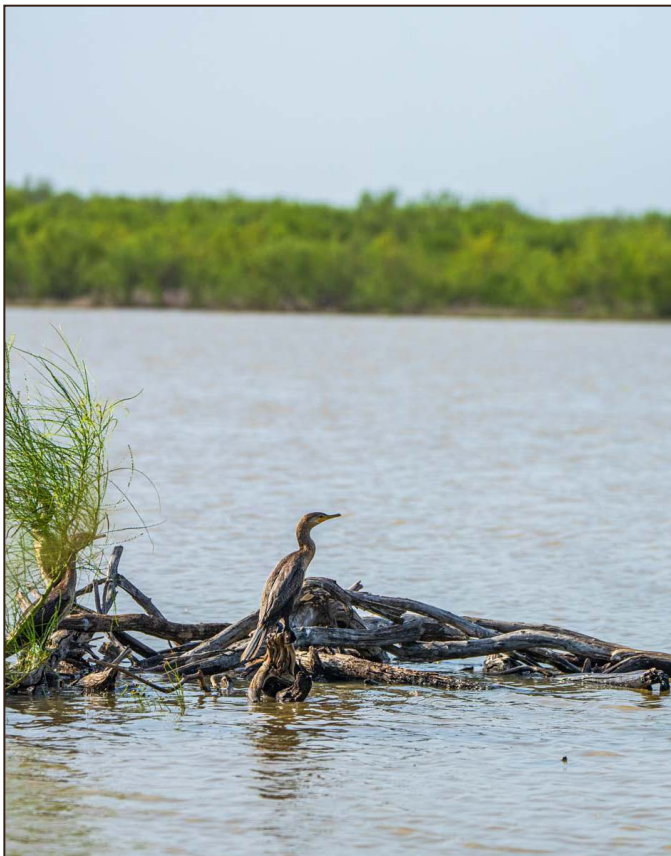
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Dos Presas Ranch functions well as a small, standalone grazing operation, but its location in South Texas's renowned "Golden Triangle" adds a layer of hunting recreation and lifestyle value. This area is known for producing trophy whitetail deer. It also supports abundant populations of dove, quail, turkey, and wild hogs, making the ranch ideal for fair-chase hunting and wildlife management. With its rectangular layout, strong natural resources, and position in a highly sought-after region, Dos Presas presents a rare blend of production, recreation, and investment value.





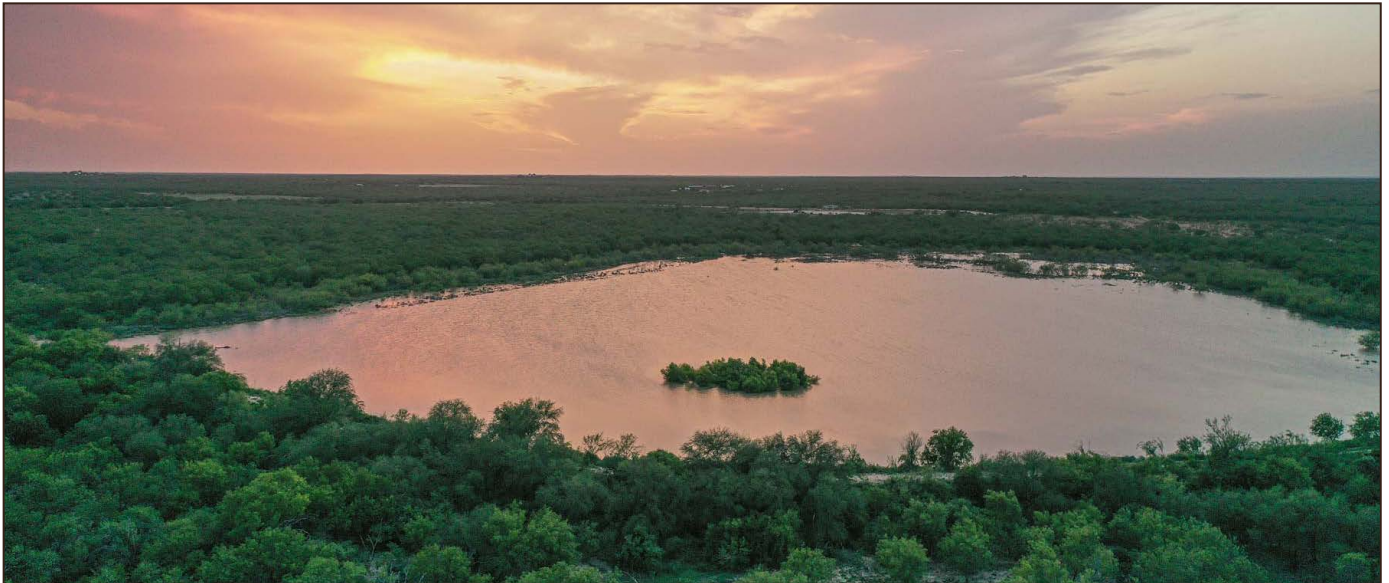
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Just The Facts

- 810± acres in three low-fence pastures
- Low fence perimeter
- Five earthen ponds/tanks, two of which are large
- Excellent hunting country: whitetail, hogs, javelina, dove, quail, and waterfowl
- Two water wells (one operational and one cased)
- Electricity
- 4 miles of paved frontage
- Hiking
- Artifact hunting
- Recent survey
- Agriculture exempt
- Distance to San Antonio - 112 Miles
- Distance to Laredo - 85 Miles
- Distance to Carrizo Springs - 2.5 Miles



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

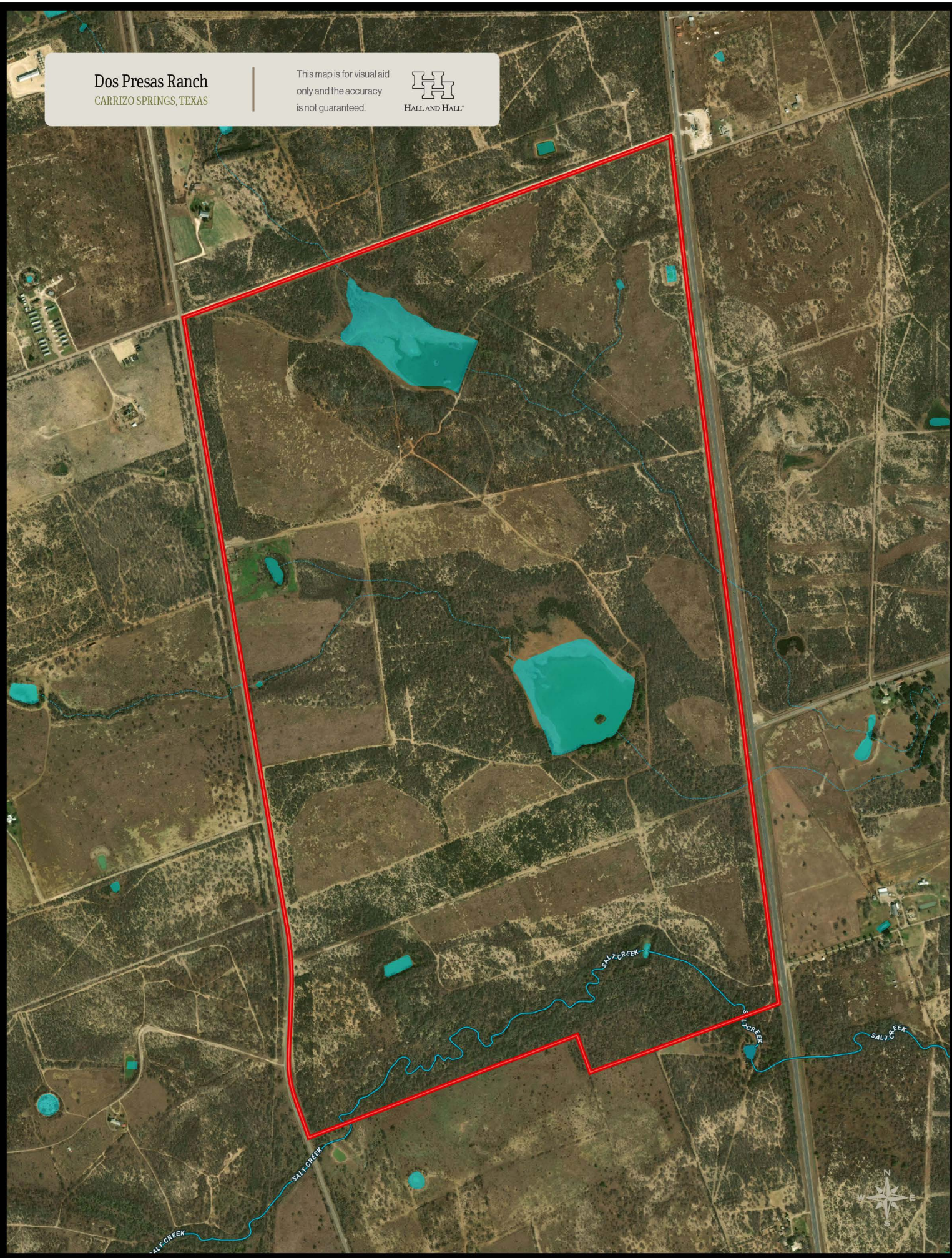
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Buyer/Tenant/Seller/Landlord Initials

Date

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CARRIZO SPRINGS, TEXAS

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