Full Draw Ranch
369± ACRES | DIMMIT COUNTY TEXAS

Texas Ranch Sales, LLC
830.741.8906
Info@TexasRanchSalesLLC.com
TexasRanchSalesLLC.com
Dimmit County

369± Acres

Highly improved family hunting operation

Convenient to Big Wells, Texas

Bow Hunted Only for 15 Years

Abundant Native Wildlife

Highly Improved Whitetail Genetics

Endless Possibilities
A hunter’s paradise awaits you at the +/-369 acre Full Draw Ranch for sale in Dimmit County, Texas. This impressive property is a turnkey family hunting lodge operation in Texas’ Golden Triangle of Whitetail deer hunting. This hunting ranch has it all, with a Main Lodge, an Owner’s Casita and Two Guest Casitas on a lake, high fencing, a pivot irrigated food plot and even an Archery Range and Lighted Skeet Range.

Located on Texas Highway 85, halfway between Big Wells and Dilley, the ranch is under 20 minutes to I-35 and under an hour and a half to San Antonio. Access to the ranch is via signed and gated entry leads to a one half mile paved ranch road to the Main Lodge complex. The complex has covered parking for six vehicles and a half basketball court. Behind the lodge are a full 100 yard Archery Range and a Lighted Skeet Range with wobble house.

Full Draw Ranch is a Whitetail hunter’s dream. It has been stocked with Whitetail deer with highly improved genetics and has two Deer Management Permit pens. The property is entirely game fenced and there’s improved high protein brushwork across the property. Seven Ranch King Deer blinds as well as seven New Ranch King low profile feeders are strategically positioned throughout the property along well planned senderos and clearings. The ranch has been used exclusively for Bow Hunting for the past 15 years.

The entry into the Main Lodge opens to an amazing large Living Area and Trophy Room. The “Cave” features an impressive Gun Room and Full Bow Shop adjacent to an actual waterfall. The Activity Room has a pool table, shuffleboard and a full bar. All existing African, North American, and Artic habitat throughout, including over 1,400 square feet of hand-painted murals will remain waiting for your trophies. This area opens to a giant, covered outdoor kitchen and activity area with a fire pit. The Three Casitas that flank the Main Lodge have seven Bedrooms and five Full Bathrooms between them. There is also a three Bedroom and two Bathroom Foreman’s house.

There are two constant level lakes on the property, one adjacent to the lodge complex and one along the main entry road; both are fully stocked. There are also numerous wildlife watering holes across the property. A Carrizo water well supplies water to the entire ranch.

The ranch has excellent infrastructure including a barn with equipment storage, shop, feed room, full walk-in game cleaning and processing room, cooler and a Foreman’s office. There is an 11-acre pivot irrigated field used for food plot crops for the wildlife. The field is also high fenced to keep the wildlife out while the crops are growing.

Full Draw Ranch is the perfect investment opportunity for your family or a turnkey commercial hunting operation convenient to city amenities and situated in the most sought after Whitetail hunting region of the state.
FULL DRAW RANCH - 369 AC +/-
DIMMIT COUNTY, TX
Complex ranch financing made simple.

Relationship driven. Customer owned.

Capital Farm Credit has the flexibility to handle everything from small country purchases to large, complex ranch loans. We provide custom lending solutions with flexible fixed rate options. As a cooperative, we returned more than $750 million back to customers over the past decade. Partner with the premier lender.

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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.

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.

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.

Texas Ranch Sales, LLC  
542739  
info@texasranchsalesllc.com  
830-741-8906

Designated Broker of Firm  
Sheldon Grothaus  
477163  
sheldon@texasranchsalesllc.com  
210-854-5833

Licensed Supervisor of Sales Agent/Associate  
Sheldon Grothaus  
477163  
sheldon@texasranchsalesllc.com  
210-854-5833

Sales Agent/Associate's Name  
Sheldon Grothaus  
477163  
sheldon@texasranchsalesllc.com  
210-854-5833

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