

# THE HIDEOUT AT CARRIZO CREEK

Carrizo Springs, TX | Dimmit County



± 90 Acres



# HIGHLIGHTS



- Located in the heart of the Golden Triangle
- Features 11 total bedrooms and 10 bathrooms, ideal for corporate gatherings, a hunting lodge, or family gatherings
  - 1.5 acre lake and ½ acre pond
- Other improvements include cattle pens, shop, barn, and cleaning station
- High quality grazing, hunting, and fishing opportunities



# DESCRIPTION



The Hideout at Carrizo Creek is a remarkable 90 acre ranch deep in the heart of South Texas with a wide range of features and offerings. The 11-bedroom, 10-bath lodge in the heart of the Golden Triangle outside Carrizo Springs, TX, presents a unique opportunity for various activities including family gatherings, corporate events, and hunting. Conveniently located approximately 1 hour and 20 minutes from Uvalde and Laredo, 1 hour and 45 minutes from San Antonio, TX, and just 45 minutes from the Kickapoo Casino in Eagle Pass, TX the ranch offers quick and easy year round access with no hassell.

The lodge at Carrizo Creek offers 11 bedrooms and 10 bathrooms, making it well-suited for accommodating large groups and entertainment. The property incorporates elements of local south Texas charm, with touches from the old Catarina Hotel present throughout. This adds a unique and authentic touch to the lodge's ambiance. Additionally, the lodge features a main residence with 3 bedrooms, 2 bathrooms, a kitchen, and a living room. The centerpiece of the lodge is the large trophy room featuring towering ceilings and perfect for large parties and guests. Outside you'll find an additional 6 separate bedrooms and full baths and owners suite and kitchen connected to the shop. The presence of an owners suite, large shop, and cleaning station adds to the property's versatility for different purposes.

The property boasts 90 acres of well-managed pasture land, which includes a variety of features such as a 1.5-acre lake, a 1/4-acre pond, and year round Carrizo Creek running through the back corner of the ranch. This water source not only provides opportunities for fishing but also supports wildlife like dove, quail, and the whitetail deer that inhabit the area. The mix of open pasture, brush cover and riparian area contributes to creating an ideal environment for wildlife. The ranch is fully fenced around the perimeter, providing security and separation for different sections of the property. This allows for controlled management of the land, including separate high fenced pastures for whitetail deer and other uses.

# WATER



- 1.5 acre Lake stocked with fish

- ½ acre Pond

- Year round Carrizo Creek running through the back corner of the ranch

- Functioning well for the lodge and other improvements



# LOCATION

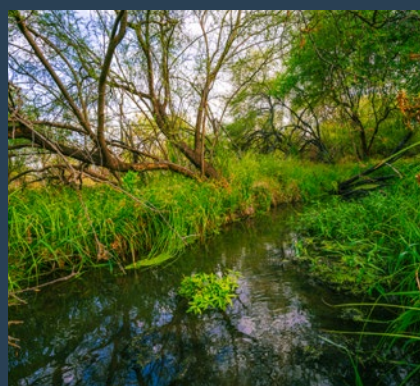
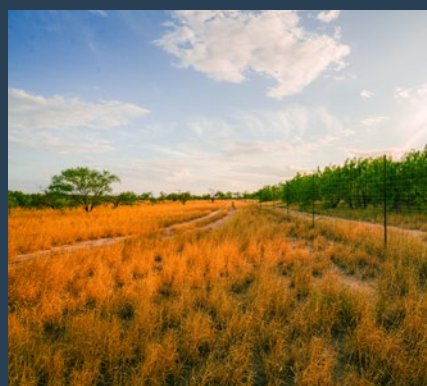


Carrizo Springs, Texas, is a charming city located approximately 120 miles southwest of San Antonio. With a population of around 5,500, Carrizo Springs boasts a rich history as a hub for oil and gas production in South Texas. The city's vibrant culture is influenced by its Hispanic heritage, evident in its local festivals, traditional cuisine, and warm community spirit. The Carrizo Springs Consolidated Independent School District caters to the educational needs of the area, providing quality education and fostering a supportive learning environment for its students.



Around Carrizo Springs, Texas, there are plenty of activities to enjoy for visitors and locals alike. Nature enthusiasts can explore the stunning landscapes of the nearby Carrizo Springs State Park, offering hiking, birdwatching, and picnicking opportunities. History buffs can visit the Dimmit County Historical Museum to learn about the area's past, while those seeking relaxation can unwind at the local Carrizo Springs Municipal Pool or indulge in the city's vibrant dining scene, showcasing Tex-Mex cuisine and Southern specialties.

# LIFE ON THE RANCH



# AERIAL MAP

90

Acres

11

total bedrooms

1.5

acre lake



● Bind   ● Barn   ● Cabin   ● Main House   ● Pens   ● Road / Trail   ● Primary Road   ● Fence   ● Pond / Tank   ● Boundary   ● Stream, Intermittent   ● River/Creek   ● Water Body

# WILDLIFE

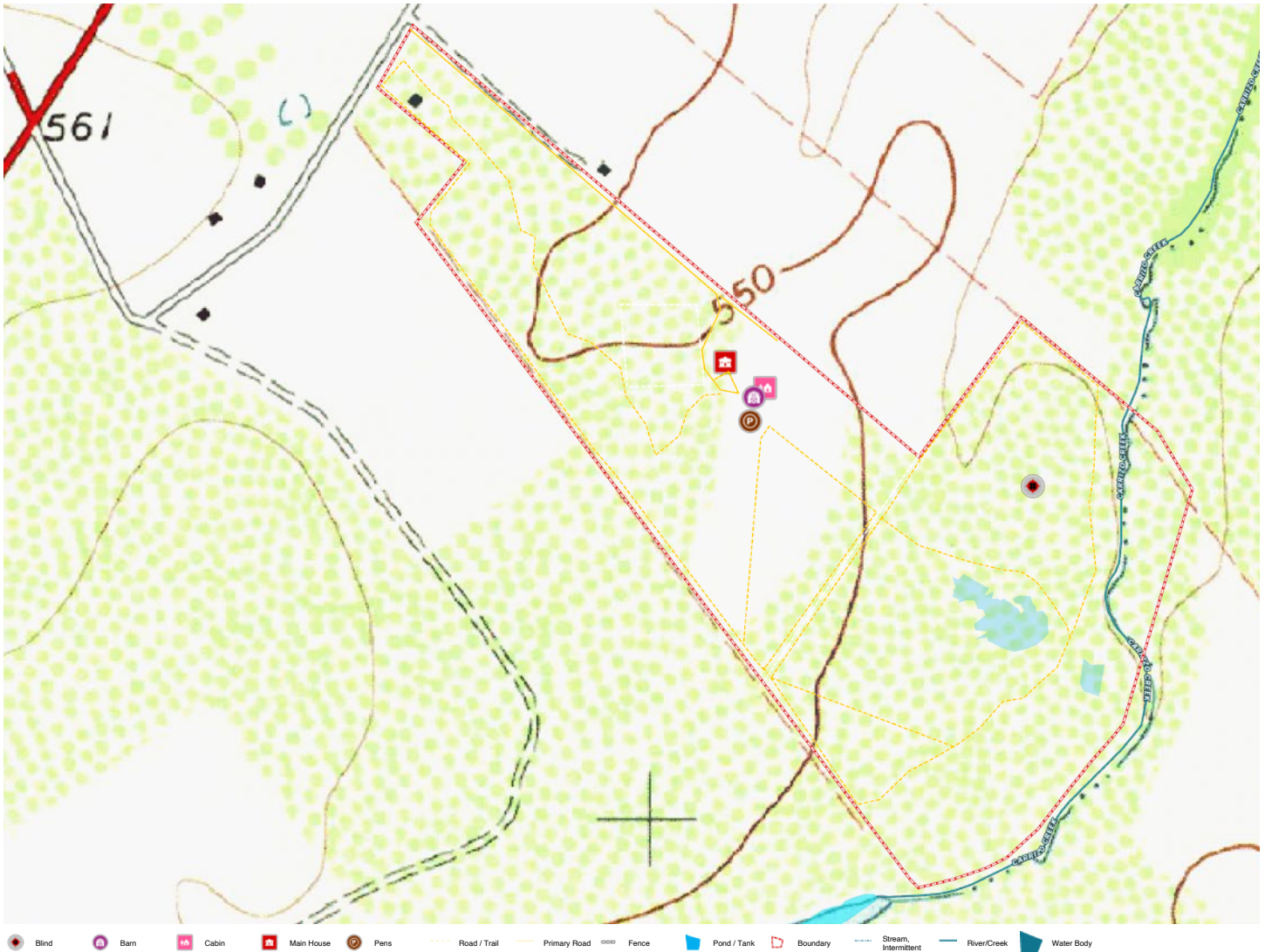


- High quality fishing in the resident 1.5 acre lake and pond
- Supports native wildlife including dove, quail, and whitetail deer
- Separate high fence pastures for a potential breeding program or exotics
- Fully fenced and infrastructure in place for cattle production





# LAND



- Even mix of open pasture, brush cover, and riparian area
  - Fully fenced all the way around the property
    - Level to slightly sloping topography

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- Our staff consists of passionate experts in wildlife management, wildlife sustainability, biology, and environmental consultants.

## Land Consultant

Weston Jenkins

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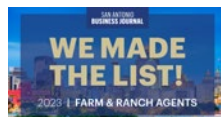
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