

\$18,995,000 - 9239 Fm 133, Cotulla

MLS® #1836143

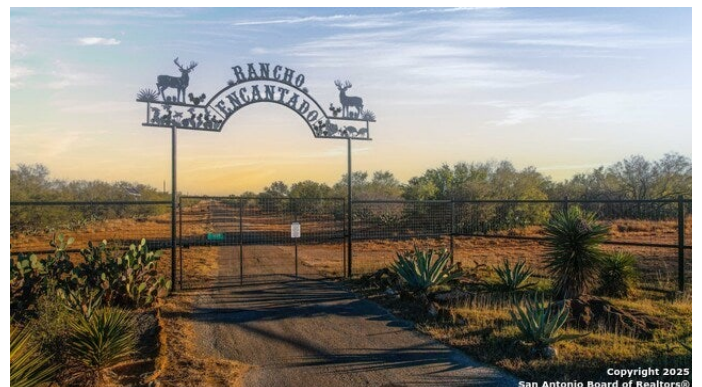
\$18,995,000

7 Bedroom, 7.00 Bathroom, 7,043 sqft

Farm Ranch on 5253.21 Acres

N/A, Cotulla, TX

Located in the southeastern corner of Dimmit County, Texas, Rancho Encantado spans an impressive 5,250 acres in the heart of the famed "Golden Triangle," a region celebrated for producing some of the largest and most impressive trophy whitetail deer in the state. Originally the headquarters of the historic "Light Ranch," this property boasts a rich legacy of exceptional hunting and land stewardship. Since acquiring the ranch in 1992, renowned outdoorsman Jack Brittingham has meticulously managed its native deer herd, solidifying its reputation as one of the premier whitetail hunting destinations in North America. Rancho Encantado offers a unique opportunity to own a piece of Texas hunting history. The ranch's diverse landscape is composed primarily of red sandy loam soils, which support a remarkable variety of native, protein-rich plant species such as coma, granjeno, and kidneywood. These plants, combined with strict habitat management, provide an ideal environment for growing trophy whitetails. The brush ranges from mature thickets to fresh growth, offering excellent cover and forage. The ranch features many seasonal creek bottoms and a rolling topography of more than 150 feet of change, which creates long range views and a diversity of habitat throughout. Very little of the land has been cleared, preserving its natural character. To maintain habitat balance, the ranch also supports a herd of African sable, which contributes to the



overall grazing management strategy. Water is a critical feature of Rancho Encantado, with eight Carrizo Aquifer wells ensuring a consistent and abundant supply. A sophisticated 6-inch water line system allows for efficient distribution across the ranch, including to five duck marshes that are strategically flooded to enhance waterfowl hunting. The property also features a 4.5-acre bass-stocked pond, supplemented by an irrigation well, and a smaller pond near the main residence that irrigates the surrounding lawn. This comprehensive water infrastructure supports both wildlife and habitat needs year-round. Rancho Encantado is synonymous with world-class whitetail hunting. The ranch's deer herd has never been genetically augmented, a rarity in South Texas, and decades of strict management of the native whitetail have resulted in consistent production of Boone and Crockett-caliber South Texas bucks. The ranch boasts an extraordinary legacy of consistently harvesting multiple world-class whitetail deer each year, exemplified by the hundreds of photos and mounts throughout the lodge that commemorate each memory. In addition to deer, the ranch offers outstanding duck hunting, with marshes planted with Japanese millet each August and set up with blinds for an unforgettable experience. The ranch can support a healthy number of quail and recent reports have been excellent on bird numbers this year. The property also supports other wildlife, including African Sable and warthogs, adding to its diverse hunting opportunities. The ranch's infrastructure is designed to accommodate both intimate family retreats and large-scale corporate events. The 7,500-square-foot main lodge features a grand great room with a striking central fireplace, a formal dining area, and a fully equipped kitchen ideal for preparing anything from casual meals to gourmet feasts. With seven

bedrooms and seven bathrooms, the lodge provides ample space for overnight guests. Additional accommodations include a ranch manager's house built in 2011, two bow hunter cabins, and a unique "Caboose Cabin" repurposed from an old train car that pays homage to the property's ranching history. Other improvements include a 4,000-foot runway (2,000ft paved) with a large hydraulic swing door hangar and adjacent barn, miles of well-maintained caliche roads, and extensive fencing to support high-quality game management.

Essential Information

MLS® #	1836143
Price	\$18,995,000
Bedrooms	7
Bathrooms	7.00
Full Baths	7
Square Footage	7,043
Acres	5,253.21
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	9239 Fm 133
Area	3100
Subdivision	N/A
City	Cotulla
County	Dimmit
State	TX
Zip Code	78014

Amenities

Utilities	Electricity, Water
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School Information

District	CALL DISTRICT
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Days on Market 288

Listing Details

Listing Agent Joey Bellington
Listing Office Whitetail Properties Real Estate

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