

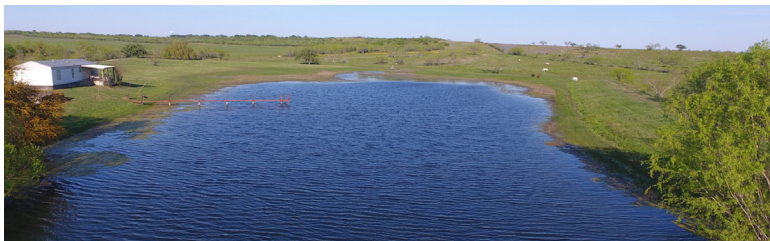
MILSTEAD RANCH



1,588+ Acres Medina County
FM 1343, Castroville, Texas

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DESCRIPTION

Owned and operated by the same family for over 50 years. This unique recreational/ cattle ranch is ideally located and may offer future development potential. Rolling hills and 7 large lakes add to the uniqueness of this offering.

IMPROVEMENTS

There are two single-wide manufactured homes overlooking the House Lake. The foreman's 3 bedroom, 2 bath home was installed in the 1990s; the second with 2 bedrooms, 1 bath in the 1980s. The perimeter is low fenced. Nice road system throughout the ranch.



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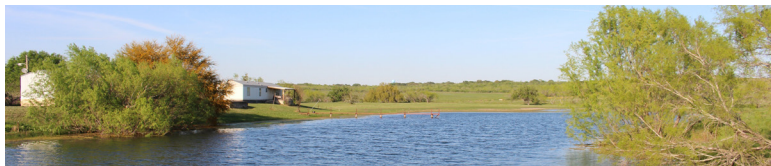


WATER

There is an Edwards water well that is believed to be 1,600± feet deep with a 4-inch casing. This well serves water to the houses and to three water troughs. It pumps water to a 2500-gallon cistern and then gravity flows to the water troughs. There are 7 good stock lakes, of which several are 3-5 acres in size. There is an 8th lake which holds during wet times. Chacowall Water Hole is one named on the USGSA topo maps and is one of the large lakes. Medina Rural water is also available, but not currently being used.

VEGETATION

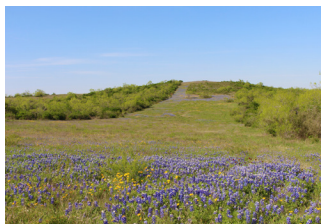
This property has a good mixture of native grasses, improved grasses and brush. Approximately 700± acres is in native grass strips mixed with virgin diverse brush strips with large mesquite trees. The same dry land farmer has been farming since 1960, and has 30± acres in Milo, 110± acres in corn/cotton, 25± acres in Klein field that produces 70-90 hay bales per year. Rounding out the pasture is 300± acres of native grassland.



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ELEVATION

This property has beautiful rolling hills throughout ranging in elevation from 838 feet to 962 feet ASL. Clausley Hill and Chacon Hill are unique high points on the ranch that offer excellent views and potential home sites.



WILDLIFE

This ranch has an abundance of wildlife and has not been hunted in the past 25 years. Wildlife includes whitetail deer, turkey, javelina, quail, dove, hogs and varmints. There is good bass fishing in 7 lakes. Over the years, 8 lb. bass have been caught. Good duck and dove hunting are found on the lakes as well.



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1,588± ACRES MEDINA COUNTY, TEXAS

This ranch is located 4.5± miles southwest of Castroville, 3.8± miles southeast of Dunlay, 8.4± miles west of La Coste and 30± miles west of San Antonio. This property has 1.97± miles of FM 1343 frontage.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: rec.state.tx.us/pdf/contracts/OP-K.pdf

All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

MAP

[Click here to view map.](#)

MINERALS

Surface Sale Only.

TAXES

\$3,000. Agricultural exemption.

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Robert Dullnig
Broker Associate
210.213.9700

DullnigRanches@gmail.com

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