

GUN N' FEATHER RANCH

An aerial photograph of a large ranch in Atascosa County, Texas. The landscape is a mix of green trees and shrubs, and dry, brownish-yellow grass. A dirt road winds through the property. In the lower right, there is a small white building with a porch and a pond with lily pads.

222+ Acres Atascosa County
CR 314
Charlotte, Texas

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DESCRIPTION

This is your opportunity to own a recreational and working ranch that is a convenient 50± miles from downtown San Antonio. The ranch has a great mixture of brush country with all the native plant species to support wildlife, and open fields that can be farmed or planted as food plots for livestock or wildlife. There is a great head start on improvements with a mobile home with a water well and electricity in place.

IMPROVEMENTS

There is a 2 bed/1 bath mobile home with a built-on wooden porch that overlooks one of the ponds. A game cleaning station with a concrete floor is located near the trailer. The perimeter of the property has low-fencing that is in good condition and there is some cross fencing as well.



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WATER

There are 2 ponds on the property. One of the ponds is supplemented by the water well and the other pond is filled by rainwater. 2 drainages traverse the property and can run water during wet times. There is one water well that is powered by electricity and a submersible pump and is located near the mobile home.

WILDLIFE

The ranch is loaded with wildlife which includes whitetail deer, turkey, dove, quail, wild hogs, varmints and much more.



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VEGETATION/TERRAIN

There is a 50± acre cleared tillable field on the property. The remainder of the ranch is brush which is ideal cover and nutrition for the wildlife. The brush species includes black brush, white brush, persimmon, guayacon, guajillo, granjeno, prickly pear, huisache, and many large first growth mesquite trees.



MINERALS

None. Surface sale only.

TAXES

Ag Exempt.



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CR 314, CHARLOTTE, TEXAS**

The ranch has almost half a mile of frontage on CR 314 and is located 5± miles northwest of Charlotte, 50± miles south of San Antonio, 135± miles south of Austin, 240± miles west of Houston.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.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.

BROKERS NOTE

Owner financing may be available.
Please contact broker for details.

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DULLNIGRANCHES.COM](http://DULLNIGRANCHES.COM)**

MAP

[Click here to view map](#)

Robert Dullnig

Broker Associate

210.213.9700

DullnigRanches@gmail.com

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