

PICNIC BEND RANCH



4200+ Acres Menard County
Mahan Road
Menard, Texas

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DESCRIPTION

The Picnic Bend Ranch is the western portion of the 7,800-acre San Saba River Ranch. This portion of the ranch features 1.5+ miles of San Saba River frontage, excellent water infrastructure, and diverse terrain.

IMPROVEMENTS

- There is a small cabin near the river in need of some repair
- Partially high-fenced perimeter and low-fence cross-fencing
- Improved road system
- Cattle pens



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WATER

- 1.5± miles of San Saba River frontage
- 3 water wells servicing several concrete livestock troughs
- 9 stock ponds of varying sizes

WILDLIFE

- Improved whitetail deer herd
- Blackbuck
- Turkey, quail, dove, ducks

TERRAIN

- Incredibly diverse terrain ranging from nice hill tops offering incredible views, to fertile bottom land along the river and seasonal Taylor Branch Creek



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4200+ ACRES MENARD COUNTY MAHAN ROAD, MENARD TEXAS

Property is located approximately 10 miles east of Menard at the end of Mahan Road.

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.

MAP

[Click here to view map](#)

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Robert Dullnig

Broker Associate

210.213.9700

DullnigRanches@gmail.com

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