

# KEYSTONE RANCH

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**399+ Acres Frio County**

**Keystone Road**

**Pearsall, Texas**

 Kuper  
**Sotheby's**

**DR**  
**DULLNIG**  
RANCH SALES



## DESCRIPTION

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A short one hour from downtown San Antonio, this ranch has a good mixture of open fields and native brush land which makes it ideal for hunting and for raising livestock. Attractive views, deep soils and county road frontage round out some of the features on this property. This ranch is a blank slate with an abundance of potential for recreation and residential uses as well.

## IMPROVEMENTS

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The property is void of improvements but has infrastructure in place with electricity and many good building sites with long distance views. The perimeter of the property is low-fenced. Some of the fence is in need of repair.



## **WATER**

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There is one pond on the property and several creek drainages. An old water well is present but the condition of the well is unknown.

## **TERRAIN/VEGETATION**

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The ranch has good deep soils throughout with several rocky hills that provide views. There is an impressive stand of native grasses in the open areas and a good mixture of South Texas brush. A few Live Oak trees are present in one area of the ranch.

## **WILDLIFE**

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Native species include whitetail deer, dove, quail, turkey, wild hogs, varmints and several others.

## **MINERALS**

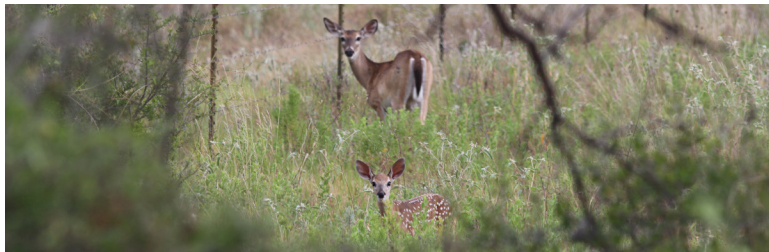
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None. Surface sale only.

## **BROKERS NOTE**

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270.5 Acres of this property are in a Conservation Reserve Program (CRP) which ends 9-30-2022. Please see Broker for details.



# KEYSTONE RANCH

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## 399± ACRES FRIO COUNTY KEYSTONE ROAD, PEARSALL, TEXAS

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With frontage on Keystone Road, this property is 3.5± miles east of Pearsall, 60± miles south of San Antonio, 135± miles south of Austin and 250± 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](http://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.

### TAXES

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Ag exempt.

### MAP

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[Click here to view video](#)

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

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