

# STONE OAK RANCH

---



**82+ Acres Bexar County**  
**23770 Blanco Road**  
**San Antonio, Texas**

 Kuper  
**Sotheby's**

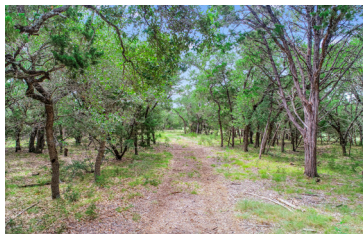
**DR**  
**DULLNIG**  
RANCH SALES



## DESCRIPTION

---

Here is a rare opportunity to own acreage in Bexar County minutes from all the amenities one would need while maintaining the feel of being on a Hill Country ranch. Although this property is near town, it is outside the city limits! The attractive improvements are move-in ready and there are plenty of additional building sites including a large hill top with spectacular views! The freedom and flexibility for hunting including white tail, dove hunts and varmints. The soil in the lower areas is suitable for a couple of horses or a mini farm. There are many senderos cut throughout for hunting and easy UTV driving. When you drive this tract, you don't see any of the development around the area unless you're at the top, or go to the far east property line. The gorgeous tall oaks, elevation and protected acreage truly make it feel like you're out on a ranch without anyone around. You have to see it.



**82+ Acres Bexar County**  
**23770 Blanco Road**  
**San Antonio, Texas**



## IMPROVEMENTS

---

The 3-bedroom, 3-bathroom ranch-style main house of 3,880 square feet has been recently renovated and has a large kitchen, 2 living areas, office, wet bar and there is a utility/wash room that leads to a 2-car garage. The home has several doors to access the yard, as the house is surrounded by large live oak trees that offer a shady, peaceful setting. The separate one bedroom/one bathroom guest house, which was also recently renovated, is a great place for guest to stay and have privacy. There is an electric gated entrance with a paved drive leading to the house.



## WATER

---

This property has access to a surplus of water. There is one active water well that services the house. City water is available along the road and there is the opportunity to drill two additional water wells if one desired.



## VEGETATION

---

The cedar has been managed in several areas allowing the grasses to grow, the oak trees to be highlighted and the views to be enjoyed. The property is loaded with large Live and Spanish Oak trees.



## TERRAIN

---

This land is a mixture of level terrain with good soils that leads up to a high hill with spectacular views. There is 150 feet of elevation change elevation from 1,140 to 1,290 feet above sea level.

## WILDLIFE

---

The property is loaded with wildlife, and hunting is permitted because the property is located just outside the city limits. Wildlife located on the property includes but is not limited to whitetail deer, dove and varmints.

## LOCATION

---

The east fence-line of the ranch borders the community of Stone Oak. You have a 5-minute drive from the front gate to intersection of Loop 1604 and Blanco Road.



**82+ Acres Bexar County**  
**23770 Blanco Road**  
**San Antonio, Texas**

## SCHOOLS

---

Northeast I.S.D.

## TAXES

---

\$4,737.27 per year. (2020)

## EASEMENT

---

77± acres of the property is under a flexible conservation easement that protects our future water, and re-charge areas into the Edwards Aquifer. There are two additional build areas if you have a new home in mind. The owner must not: Operate a feedlot, poultry farm or similarly intensive animal operation or operate a horticultural nursery. The property to the southwest is also in a conservation easement to protect the integrity of the land and minimize high density development. There are nature lovers, and there are development lovers. This one caters to the nature lovers looking to have a little freedom from the asphalt life. Please contact agent for full details.



**82± Acres Bexar County**  
**23770 Blanco Road**  
**San Antonio, Texas**

# STONE OAK RANCH

---



**82+ ACRES BEXAR COUNTY**  
**23770 BLANCO RD, SAN ANTONIO, TX**

---

The property is north of Loop 1604, with entrance on the east side of Blanco Road. Minutes from the South Texas Medical Center, USAA, UTSA, and La Cantera shops and restaurants.

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.

**[CLICK HERE TO VIEW ON  
DULLNIGRANCHES.COM](http://DULLNIGRANCHES.COM)**

**MAP**

[Click here to view map](#)

**Robert Dullnig**

*Broker Associate*

210.213.9700

[DullnigRanches@gmail.com](mailto:DullnigRanches@gmail.com)

**Amy Dutton**

*Vice President, Kuper Sotheby's*

210.279.6642

[amy.dutton@kupersir.com](mailto:amy.dutton@kupersir.com)

Kuper Sotheby's International Realty is an RBFCU company © MMXVII Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC.

 Kuper  
**Sotheby's**

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