

MEDINA LAGO RANCH



568+ Acres Bexar County
Loop 1604 / Pue Road
San Antonio, Texas

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RANCH SALES



DESCRIPTION

Medina Lago Ranch is conveniently located just minutes west of downtown San Antonio just inside Loop 1604. This unique ranch is a great mixed-use property offering development potential, hunting, fishing, grazing and agricultural opportunities. The diversity of Medina Lago Ranch cannot be overstated, with a large lake-site and native brush on the north end, productive fields with fertile soils through the middle, and beautiful Medina River bottom on the south side of the property.

WATER

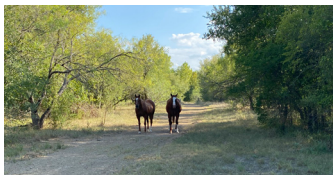
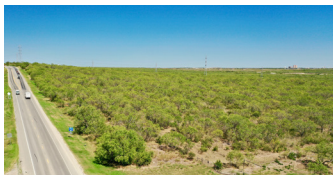
- One Edwards Irrigation Well with 212 acre/feet of base groundwater rights
- One free-flowing “artesian” water well
- One domestic water well
- 8± acre lake-site (when full)
- 2 stock ponds
- 4,600± feet of Medina River frontage



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TERRAIN/WILDLIFE

The varied terrain offers a great mix of 165± acres of open fields, 50± acres of beautiful river-bottom land studded with numerous mature pecan and oak trees along the Medina River, and the remainder being native brush. There is approximately 180± feet of elevation change across the ranch, and several seasonal drainages that traverse the property. The ranch has a healthy population of native whitetail, and offers great wing-shooting opportunities with large numbers of migratory ducks inhabiting the lakes during the winter months, and good dove hunting.

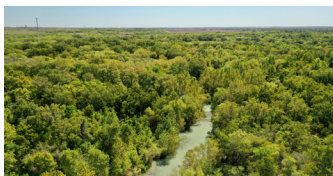


MINERALS

None, surface only sale

TAXES

Ag Exempt.



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568± ACRES BEXAR CO. LOOP 1604/PUE RD, SAN ANTONIO, TX

The property fronts on Loop 1604 just 1.5± miles south of Hwy. 90, with several access points via Pue Rd. on the north end, an owned lane to 1604 in the center, and an easement road out to Nelson Rd on the south end. Portions of the property may lend itself to residential and/or commercial development. Contact broker for more details.

This property is co-listed with Mellick Sykes/First American Commercial Property Group

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](#)

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Randy Cadwallader

Broker Associate

210.860.0093

Randy@dullnigranches.com

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