

# ALTA VISTA RANCH



**1,630+ Acres Goliad Co.  
Goliad, Texas**

 Kuper  
**Sotheby's**

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



## DESCRIPTION

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Just west of Historic Goliad, along the banks of the San Antonio River, you will find Alta Vista Ranch. The property has been in the same family for generations, and true to its name, the ranch offers some spectacular views of the surrounding rolling lush country-side studded with countless ancient Live Oak trees. The ranch has a great mix of open pasture to brush, making it the ideal dual-purpose property for the buyer looking for both recreational and grazing/agricultural potential.



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## IMPROVEMENTS

The ranch has a good set of working cattle pens, metal barn, and an older farm-house that could be restored. There is good cross-fencing in place and the perimeter boundary is low-fenced.



## WATER

The ranch has 2 water wells which supply water to several troughs scattered across the property, and there are also 2 stock tanks. The ranch boasts 2.5+/- miles of beautiful San Antonio River frontage which forms the northeast boundary.







## TERRAIN

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The ranch has incredibly diverse terrain, which ranges from rolling sandy oak-mott country on the west side to lush low-lying river bottom land on the east. There is approximately 265+/- acres of productive farmland along the river, which has historically been farmed for corn and milo. Along the river you will also find around 200+/- acres of heavily wooded bottom-land with giant heritage oak trees dripping in Spanish moss, more akin to something you would see in Mississippi or Louisiana rather than Texas! There is 130 feet of elevation change across the ranch, ranging from 140-270 feet above sea level.

## MINERALS

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No minerals, surface-only sale. There is currently no production on the ranch.

## TAXES

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Agricultural tax exemption in place.



# ALTA VISTA RANCH



## 1,630+ ACRES GOLIAD COUNTY GOLIAD, TEXAS

Alta Vista Ranch is conveniently located about 10 miles west of Historic Goliad, 25 miles southeast of Kenedy, 1.5 hours from San Antonio, and 1 hour to Rockport. Tucked back off of HWY 59 and 239, along the rarely traveled Riverdale Lane, you will find total seclusion with zero Hwy noise pollution. The ranch has a total of almost 4 miles of paved county road frontage!

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.

### MAP

[Click here to view map](#)

### VIDEO

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DULLNIGRANCHES.COM](#)**

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