

METATE CREEK RANCH



**890+ Acres Atascosa Co.
CR 428
Pleasanton, Texas**

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RANCH SALES



DESCRIPTION

This ranch has been owned and operated by the same family for many generations. The scenic terrain features lakes, grand trees, pastureland, excellent brush, views and creek drainages. This is a very clean ranch with very nice improvements and a great road system in place. Not often do you find a turnkey property with these features within one hour of San Antonio.



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IMPROVEMENTS

The 1,895± square foot 3 bedroom/2-bathroom house was built in 2011 and sits atop a gentle hill which provides a beautiful long distance view from the back porch. There is a spacious living room, kitchen, screened in porch with fireplace, back patio with fire pit and a utility/storage room. A short walk from the house is covered parking and a storage building. Other improvements include 2 sets of pipe cattle pens, pole barn for equipment and low cross fencing into several different pastures.

WATER

This ranch is very well watered, highlighted by 2 large lakes, one over 10± acres when full, and the other over 12± acres when full. Additionally, there are 3 small ponds. There is one solar powered water well along with 2 McCoy Water Supply meters. One meter services the house and the other services the main cattle pens. Metate Creek and with several other drainages traverse through the property and will run water during wet times.





WILDLIFE

The ranch is loaded with native wildlife which includes, whitetail deer, turkey, quail, dove, wild hogs, migrating waterfowl varmints and much more. The two large lakes are stocked with fish.

VEGETATION AND TERRAIN

The ranch is approximately 60% brush and 40% open improved pastures. The brush is very high quality and has good diversity, offering ideal habitat for native wildlife. There are large Live Oak and Hackberry Trees along Metate Creek. Huge Mesquite trees are scattered throughout the ranch. The property has good rolling terrain which provides long distance views.

MINERALS

None. Surface sale only; there is some production on the ranch. Call Broker for details.



METATE CREEK RANCH



**890± ACRES ATASCOSA COUNTY
PLEASANTON, TEXAS**

The ranch has frontage on CR 427 and is located 14± miles south of Pleasanton, 48± miles south of San Antonio, 100± miles north of Corpus Christi, 120± miles south of Austin and 230± 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

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

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VIDEO

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Robert Dullnig

Broker Associate

210.213.9700

DullnigRanches@gmail.com

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