

# SAN FRANCISCO PEREZ CREEK RANCH



**43+ Acres Medina County  
CR 5710  
Devine, Texas 78016**

 Kuper  
**Sotheby's**

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



## DESCRIPTION

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This ranch lies in the heart of the highly sought-after region of Medina County, sitting just north of Devine and just south of Castroville. Also contained in the ranch is a 100± year old house that has had some recent renovations done to it. Backs up to the San Francisco Perez Creek and has a pond with BMA pumping rights to fill it, although in the current drought, it is not full.

## IMPROVEMENTS

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A vintage 100+ year old rock house with some recent renovations adds a sense of historic charm to the ranch. The ranch is perimeter fenced and cross fenced. Along with the house there is a covered barn with an additional room for storage. Much of the land is cleared for cattle grazing, however the back of the ranch has native brush and large native oaks along the Creek.



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## **WATER**

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One pond on the property that varies from .75 to 1.15± acre plus San Francisco Perez Creek is the boundary on the west property line.

## **WILDLIFE**

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Wildlife includes, Whitetail deer, Dove, and others native to the southern part of Texas.

## **UTILITIES**

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City water, electrical.

## **TAXES**

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Ag Exemption.





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Frontage on CR 5710, 6± miles from Devine and 13± miles south of Castroville.

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## MAP

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