

# METATE CREEK EQUESTRIAN RANCH



**159± Acres Atascosa County**  
**1920 County Road 427**  
**Pleasanton, Texas**

 Kuper  
**Sotheby's**

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



## DESCRIPTION

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If you are looking for a turn-key equestrian and recreational property within a short drive from the amenities and attractions of San Antonio look no further! A paved entrance winds through the property leading one to the horse barn and main house located at the highest point of the ranch with sprawling 360 degree views of the countryside and horse paddocks that are strategically structured around the barn.

## IMPROVEMENTS

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A very nice 6,100± square foot 4 bed, 3.5 bath rock house with a detached 3 car garage and 1 bed, 2 bath loft and kitchenette make up the main quarters. The property is currently set up for equestrian pleasure based around a large, fully enclosed, 8 stall horse barn with 9 paddocks. There is also a 4 bedroom, two bathroom manufactured home located a short distance from the barn and main house.



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## **WATER**

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Property is well watered with two water wells along with city water to the houses, barn and paddocks. One of the water wells feeds water troughs throughout the ranch while the other feeds a large, 2-acre pond. The pond also backs up to Metate Creek that is mainly a wet weather creek but holds water in deeper pockets for some time. The creek also provides great cover and vegetation for wildlife.

## **VEGETATION & TERRAIN**

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The ranch is approximately 60% mottled pasture and 40% brush. 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.





## WILDLIFE

An abundance of native wildlife call the area home including whitetail, turkeys, feral hogs, varmints along with native and migratory birds. One of the greatest benefits this property has to offer is that it has not been hunted in several years, making wildlife plentiful.

## MINERALS

Surface sale only.

## TAXES

See broker.



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1920 COUNTY ROAD 427  
PLEASANTON, TX 78064**

Located off of County Road 427 approximately 11± miles south of Pleasanton, 15± miles southeast of Jourdan, 10± miles northwest of Campbellton, 47± miles south of San Antonio and 224± miles southwest of Houston.

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](http://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

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DULLNIGRANCHES.COM](#)**

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