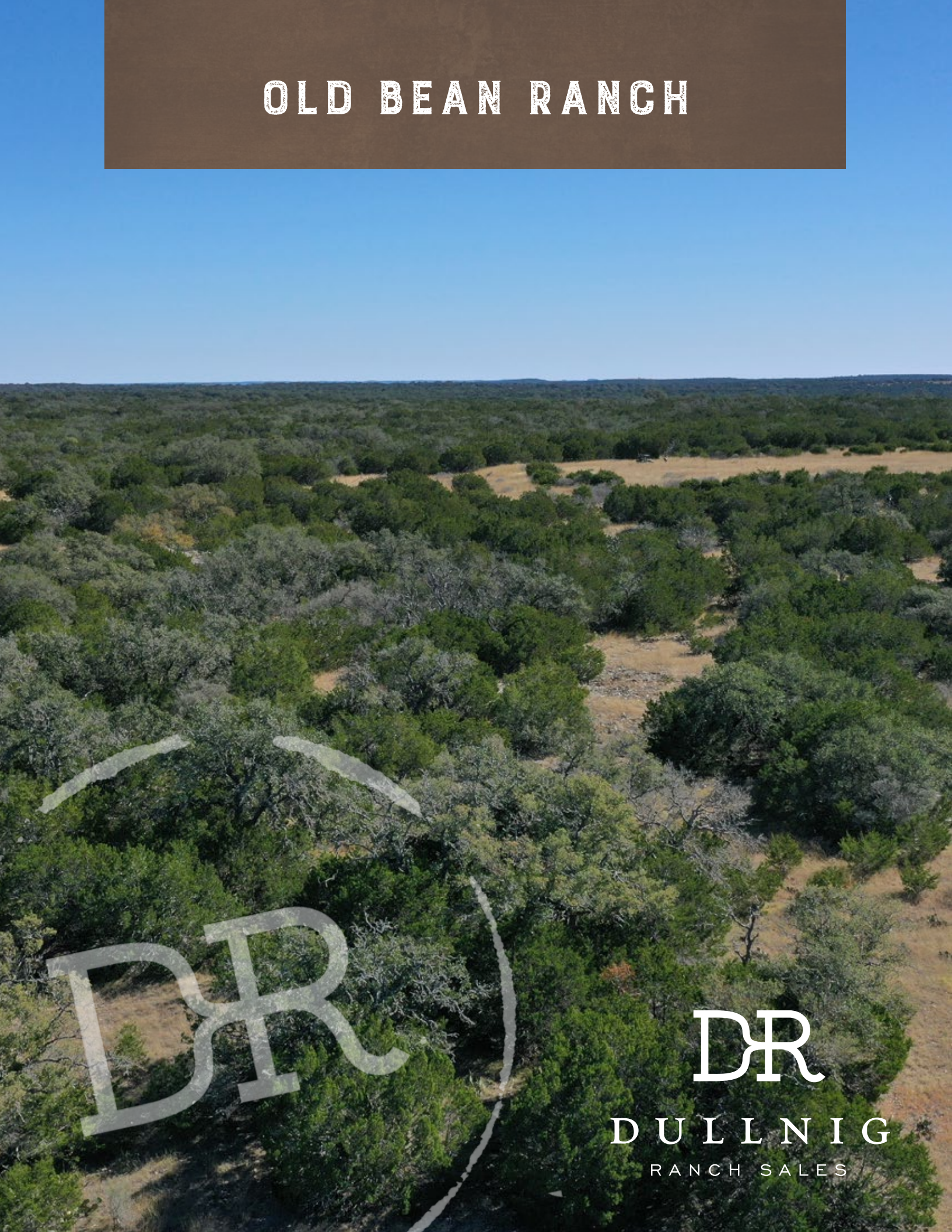


OLD BEAN RANCH



DR
DULLNIG
RANCH SALES



DESCRIPTION

Located in the heart of the Texas Hill Country in the Edwards plateau, The Old Bean Ranch has been owned and operated by the same family since 1984. A true outdoorsman's paradise, this property is turn-key and ready to go with an abundance of native and exotic wildlife. The ranch is also cross fenced into four 500+/- pastures and two 100+/- acre traps making it ideal for livestock.

IMPROVEMENTS

Improvements consist of a 2,000± square foot 3-bedroom, 2-bathroom main house with a two-car garage, an older 1,800± square foot 3-bedroom 1 bathroom rock house built in 1980 and a 1,200± square foot dining hall built in 2005. A very rustic old concrete block cabin with wood stove and heat is also located on the northern end of the property.

- 1000+ square foot metal barn and shop provide ample space for equipment and storage.
- 1,900 foot long fenced off grass air strip is located on the southeast corner of the property.
- 10 Atascosa deer blinds and feed pens with corn and protein feeders will also convey with the sale.

2,200± Acres

Edwards County



2,200± Acres
Edwards County



WATER

There are two water wells approximately 400+ feet deep. One mile of 1 1/4" buried pvc and 3/4 mile of poly pipe supply water to the improvements and several water troughs located throughout the ranch. 18,000-gallon concrete pila, 8,000-gallon concrete pila and a 5,000-gallon pila store water on various areas of the property. Several draws also run through the property that can hold water pools during wet times and even flow after strong rains.

VEGETATION AND TERRAIN

Rolling hills with live oak motts and Juniper typical for the area makeup a majority of the vegetation throughout the ranch along with persimmon, agarita and mesquite among others. There is a good amount of grass and deep soil throughout the property as well with elevation ranging from 1900 to 2200 feet.

2,200± Acres

Edwards County



2,200± Acres
Edwards County



WILDLIFE

Old Bean Ranch is home to a wide variety of wildlife native to the area including Whitetail Deer, Hogs, Javelinas, Rio Grande Turkeys, Doves, Coyotes, Bobcats and other varmints. Several free-range exotic species have also been seen on the property including axis and elk.

MINERALS

Surface sale only with no current production.

NOTE

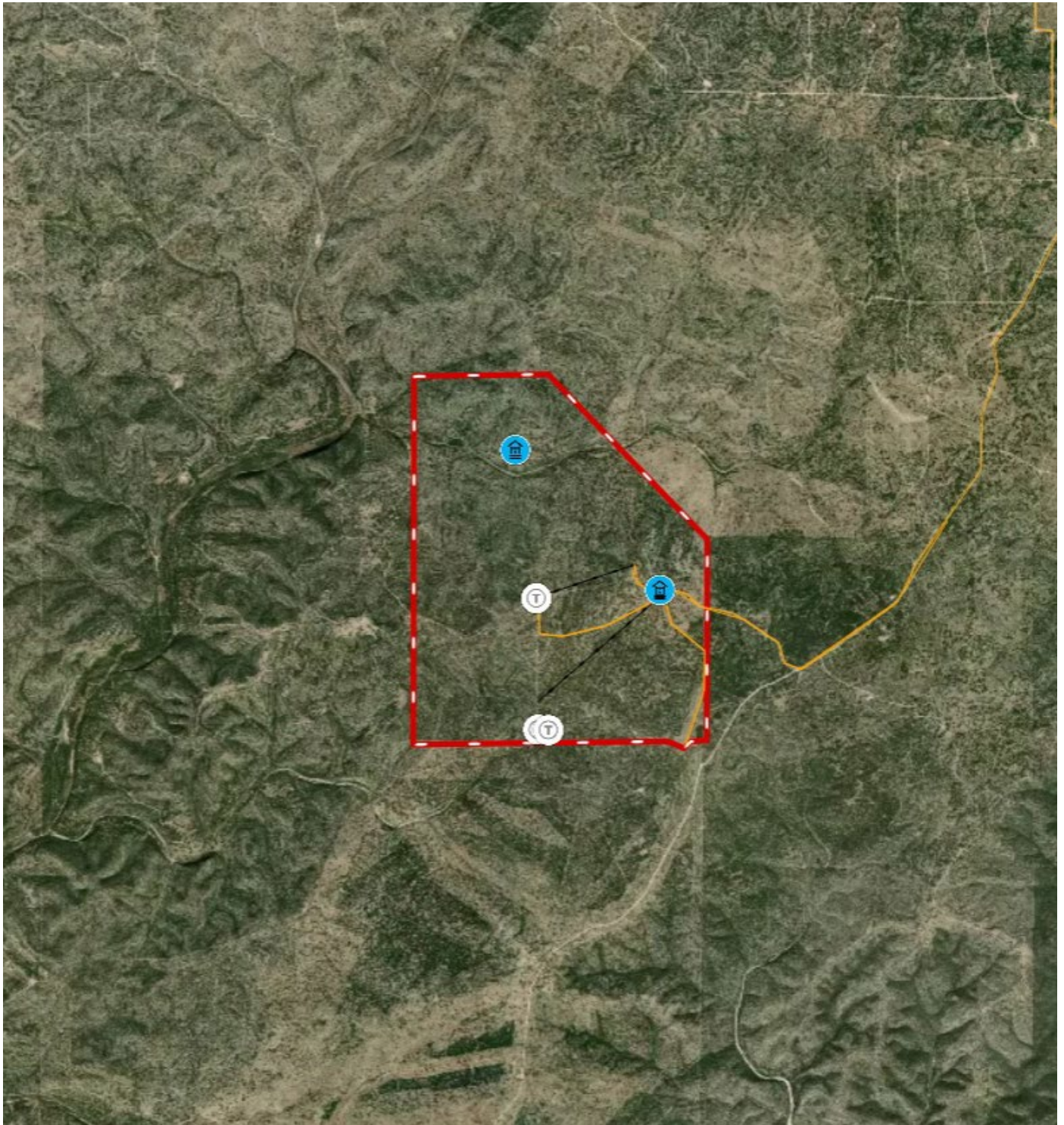
Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

2,200± Acres

Edwards County

MAP LINK

[Click here to view map](#)



2,200± Acres
Edwards County



2,200± ACRES EDWARDS COUNTY STATE HIGHWAY 55 ROCKSPRINGS, TX 78880

Located approximately 5+ miles S of Rocksprings, 63+/- miles N of Uvalde, 142+ miles NW of San Antonio, 80+ miles W of Kerrville and 179.8+ miles W of Austin. Edwards County Airport (KECU) is located 4 miles SE of Rocksprings and has a 4,050 ft runway. Old Bean ranch is located approximately 12+ miles south of Rocksprings off of SH 55 and accessed via 7+ miles of county road and a .7+ mile well maintained easement.

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PROPERTY WEBSITE

[Click here to view website](#)

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