

QUIHI OAKS RANCH

DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

This ranch lies in the highly sought-after region of eastern Medina County, just 18 minutes west of San Antonio. Quihi Oaks is a unique ranch that offers the privacy of a large ranch, with the convenience of San Antonio just minutes away. This ranch is well balanced with native brush and selectively cleared land, offering the ability for grazing, hunting or recreational use of the property. Also included are two cleared fields that give the opportunity for farming as well. Plenty of large Oak trees and two ponds add to the uniqueness of this offering.

IMPROVEMENTS

On the eastern side is a 109-acre tract that is cleared for grazing and contains a 2144 square foot brick house surrounded by large oak trees and a 1/2 acre pond. Along with this are 2 cleared fields that are crop ready and a grain bin. The 284-acre tract on the western side contains a smaller 1237 square foot wood and brick house, as well as 3 barns, cattle pens, and a 672 square foot garage with a walk-in deer cooler. There is a good road system that traverses the ranch and gives access to the hunting blinds and feeders, making this ranch ready to hunt. All fencing on the property is low fence.

396± Acres

Medina County



396± Acres
Medina County



WATER

Quihi Oaks Ranch has a Yancey Municipal water meter on both tracts and a water well by the house on the western parcel. Also within in the property are some fingers of Quihi Creek. These drainages provide good cover and have pools of water in wet times.

WILDLIFE

This partially low fenced ranch contains wildlife that is native to this part of Texas, including whitetail deer, hogs, turkey, doves, ducks, and varmints.

396± Acres

Medina County



396± Acres
Medina County



VEGETATION

This ranch falls in the transition zone where the Texas Hill Country and South Texas meet. Due to this the brush ranges from typical South Texas brush like Guajillo, White Brush, Mesquite, prickly pear cactus, and persimmons to Texas Hill Country Brush like cedar and Agarita. Large oak trees are found throughout which is representative of the Hill Country.

UTILITIES

Electricity runs to and along both sides the property.

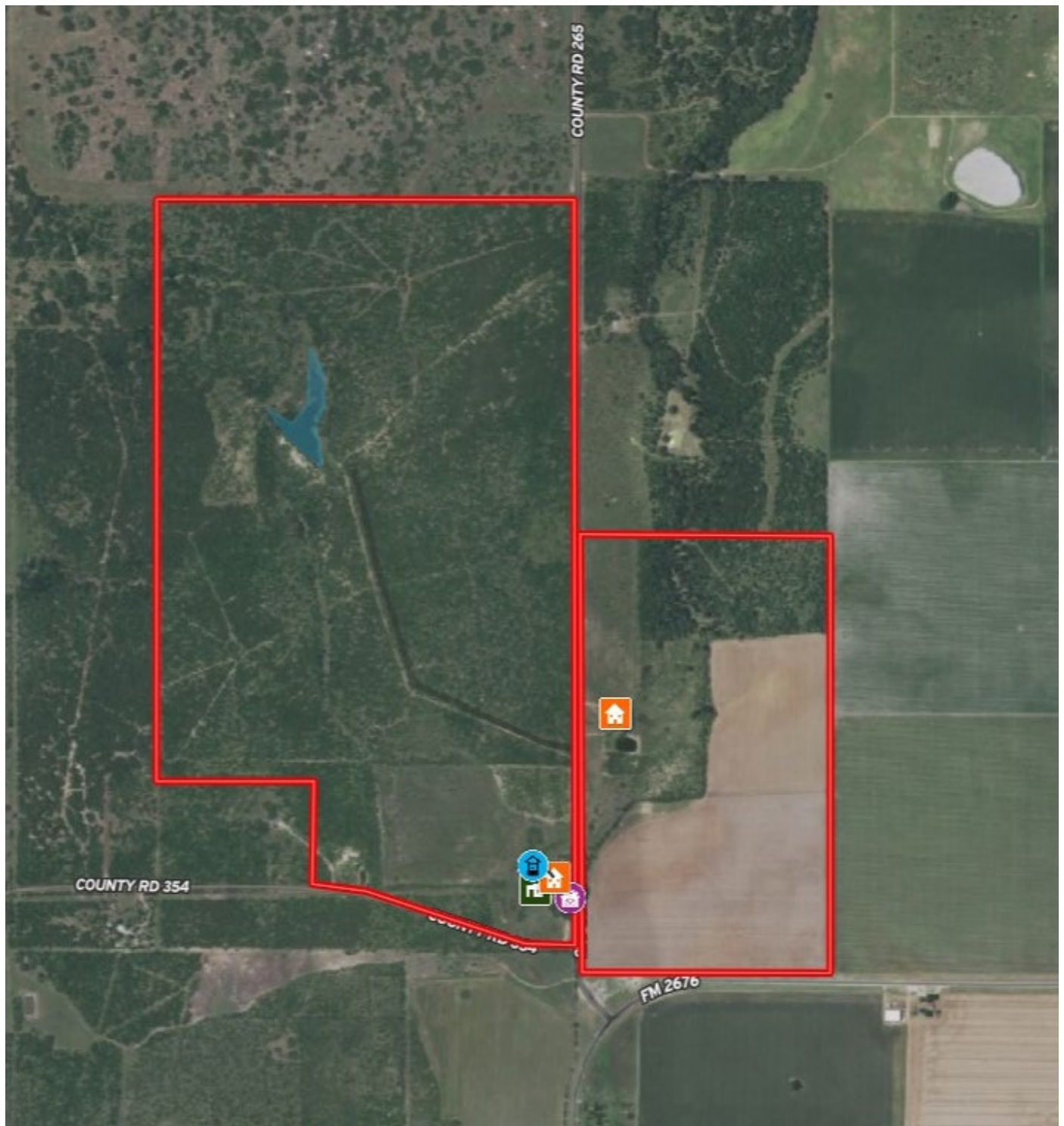
TAXES

\$4,832± (2022).

396± Acres
Medina County

MAP LINK

[Click here to view map](#)



396± Acres
Medina County



396± ACRES MEDINA COUNTY CR 265 RIO MEDINA, TX

Quihi Oaks is located 13± miles north of Castroville, 14± miles west of San Antonio, 14± miles northeast of Hondo, 113± miles southwest of Austin. This property sits on CR 265, CR 354, and FM 2676. This property is divided by CR 265, giving the western tract about 1 mile of CR 265 frontage and the eastern tract about .54 miles of CR 265 frontage. The western tract also has .35 miles of CR 354 frontage.

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

PROPERTY WEBSITE

[Click here to view website](#)

VIDEO LINK

[Click here to view video](#)

Robert Dullnig
Broker Associate of Dullnig Ranches

dullnigranches.com
Phone: 210.213.9700
Email: dullnigranches@gmail.com

6606 N. New Braunfels
San Antonio, Texas 78209

DR
DULLNIG
RANCH SALES

 Kuper | Sotheby's
INTERNATIONAL REALTY

Kuper Sotheby's International Realty is an RBFCU company © MMXVII Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC.