

BEEVILLE RANCH



DR

DR

DULLNIG
RANCH SALES

DESCRIPTION

Escape to the tranquility of South Texas with this remarkable, unrestricted 50-acre ranch just outside Beeville, a true gem offering the perfect blend of rustic charm and modern comfort. The heart of this meticulously maintained property is a spacious 2,400 sq ft barndominium, featuring a beautifully finished 1,500 sq ft, 3-bedroom, 2-bathroom residence inside, while a lightly used 500 sq ft guest home with 1 bed and 1 bath provides additional accommodations as a private studio, home office, or room for guests. This exceptional ranch boasts a brand-new gate and perimeter fencing, a reliable water well, and a classic Texas landscape dotted with magnificent mature oak trees, offering endless possibilities for recreation, relaxation, homesteading, or simply embracing the serene country lifestyle.

IMPROVEMENTS

Step into modern ranch living with this brand-new, 2024-built 2,400 square foot barndominium, thoughtfully designed for comfort and functionality. This impressive structure houses a spacious 1500 square foot, 3-bedroom 2-bathroom, two-story home, seamlessly blending contemporary design with a welcoming atmosphere. Enjoy year-round comfort with a state-of-the-art HVAC system, ensuring optimal climate control throughout. Beyond the living quarters, the barndominium offers an abundance of versatile space, perfect for large-scale entertaining and ample storage for all your needs, making it an ideal hub for both daily life and special gatherings. There is an additional 500+/- sf 1-bedroom, 1-bathroom mobile home that has been lightly used and great for additional guest accommodations. There is also one set of livestock pens.



50± Acres
Bee County



50± Acres
Bee County

WATER

Beeville Ranch has one reliable water well that provides for the home and cattle troughs throughout the property. The well contains a 1hp pump and provides 25 GPM.

WILDLIFE

You will have no shortage of species of animals for casual enjoyment or hunting. White tail deer, wild hogs, dove, quail, and occasional exotics animals are just a few of the animals you will find at Beeville Ranch. There is also a beautiful coastal bermuda field that will provide for livestock.

NOTE

Part of property contains floodplain; no structures are in the floodway. See broker for details.



50± Acres
Bee County



*50± Acres
Bee County*

TAXES

Agricultural Tax Exemption

MINERALS

No minerals available



50± Acres
Bee County

MAP

[Click here to view map](#)



 Boundary

50± Acres
Bee County



50± ACRES KENDALL COUNTY 4552 MINERAL CEMETERY ROAD BEEVILLE, TX, 78102

Situated in Beeville, a community known for its friendly atmosphere and convenient access to local amenities, this ranch offers the best of both worlds – secluded country living with easy reach to town services. 14± miles N of Beeville, 70± miles W of Victoria, 76± miles N of Corpus Christi, 91± miles S of San Antonio, 198± miles SW of Houston.

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](#)

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