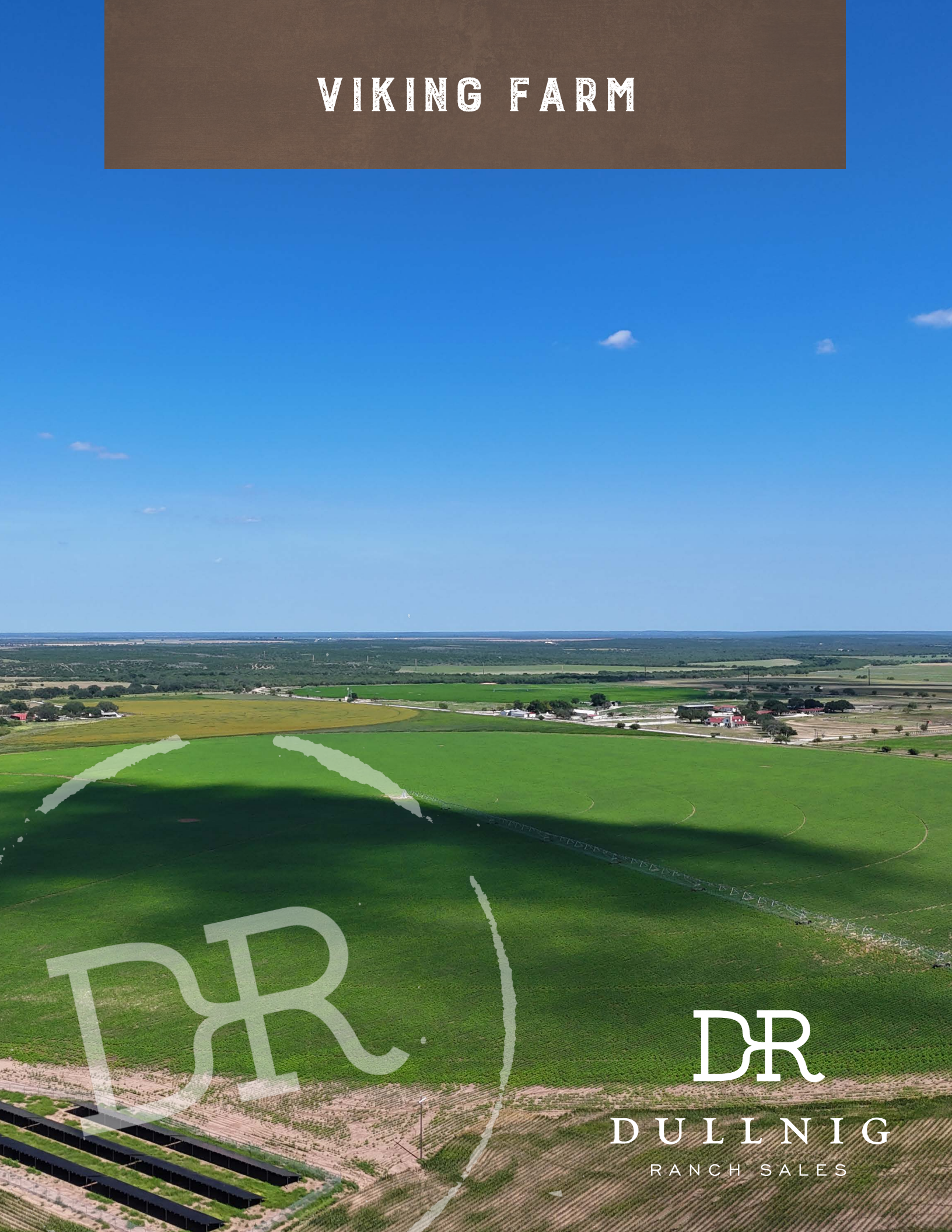


# VIKING FARM



DR

DULLNIG  
RANCH SALES



## DESCRIPTION

Viking Farm is a convenient, well-watered, fully operational farm. This Edwards irrigated farm lies between Sabinal and Knippa along Highway 90. With its excellent access and location, Viking Farm is a unique offering that you do not want to miss.

## IMPROVEMENTS

The two pivots on the property cover a total of 167± acres. An 8-tower pivot covers a 126± acre circle, while a 5-tower partial pivot in the southeast corner covers 41 acres. A small solar field is located in the northwest corner of the property – an added bonus, because not only does it provide power, but in the offseason it generates a credit towards the utility bill.



***254± Acres***  
***Uvalde County***





*254± Acres*  
*Uvalde County*





## WATER

The Edwards irrigation well on property is 1,380± feet deep and has been tested at 1,500± gpm; these well feeds both pivots. Along with the land, 182.213-acre feet of base Edwards Water rights convey with the property. A tributary of Blanco Creek runs through a portion of the property.

## WILDLIFE

The property is home to a variety of native wildlife, including Whitetail deer, hogs, turkey, varmints, and an impressive population of doves attracted to the farmland. Located in a region renowned for exceptional dove hunting, the Viking Farm offers strong potential to be developed into a dedicated dove hunting operation.



***254± Acres***  
***Uvalde County***





## VEGETATION/TERRAIN

The property is made up of 167± acres of irrigated farmland covered by the two pivots; 85 of the remaining acres is used as dry farmland, while the 2 acres along the drainage remains raw and has some large oak trees and other brush species native to the area. Over the years, crops such as cotton and maize have been planted.



***254± Acres***  
***Uvalde County***





## TAXES

\$1,450.62 (2024). Ag exempt.

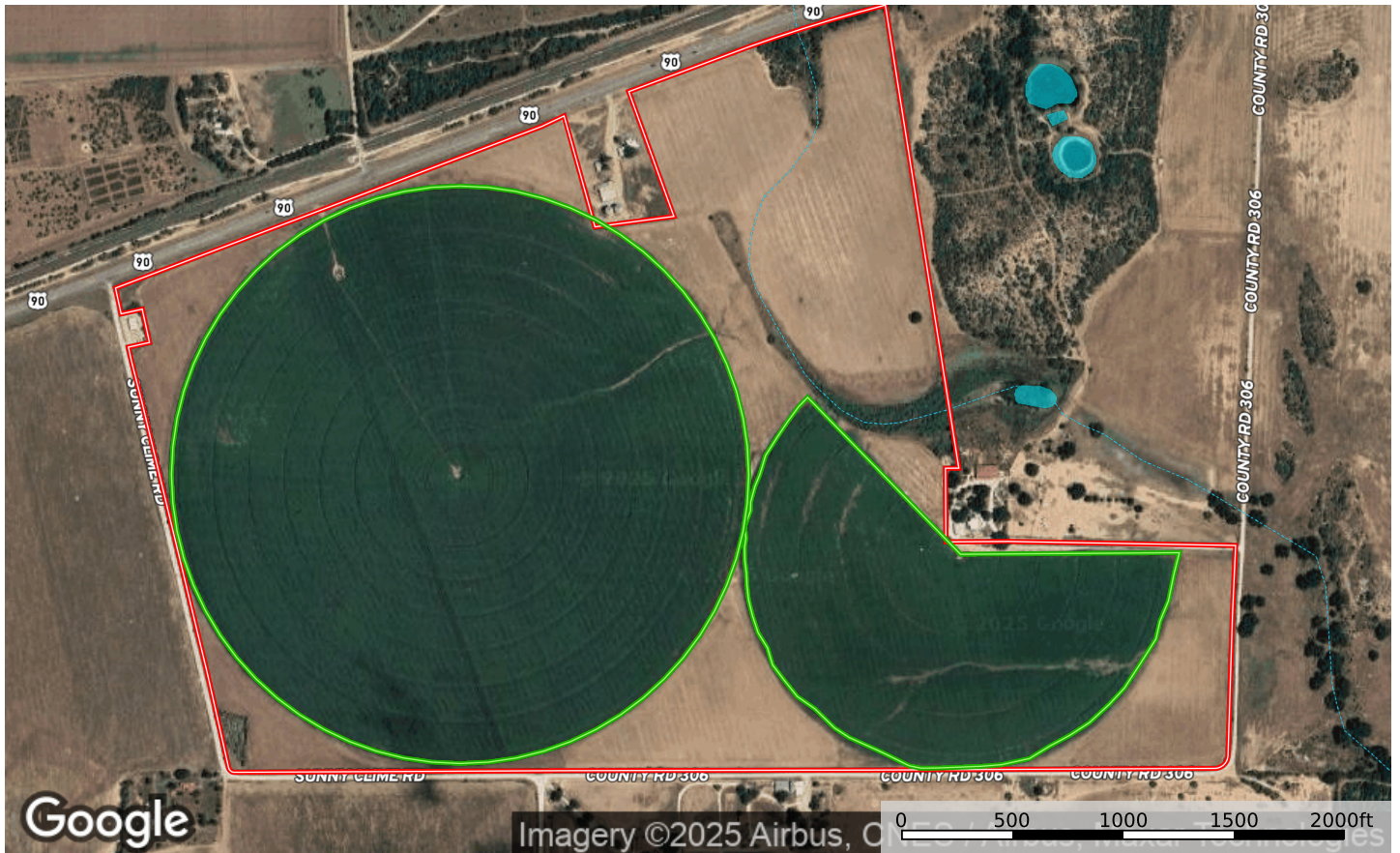


*254± Acres*  
*Uvalde County*



# MAP

[Click here to view map](#)



Boundary 1 Boundary Pivot Stream, Intermittent River/Creek Water Body

***254± Acres***  
***Uvalde County***





## 254± ACRES UVALDE COUNTY HIGHWAY 90 KNIPPA, TEXAS 78870

Viking Farm is located off Highway 90, in between Sabinal and Knippa, TX. 15± miles from Uvalde, 68± miles from San Antonio, 146± miles from Austin, 263± miles from Houston. There is no shortage of access with road frontage on all four sides of the property, including approximately 0.7 miles of Highway 90 frontage along the northern boundary, 0.4± miles of Sunny Cline Rd frontage on the western boundary, and 1.04± miles of CR 306 frontage along the southern and eastern boundaries.

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

### PROPERTY WEBSITE

[Click here to view website](#)

### VIDEO LINK

[Click here to view video](#)

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