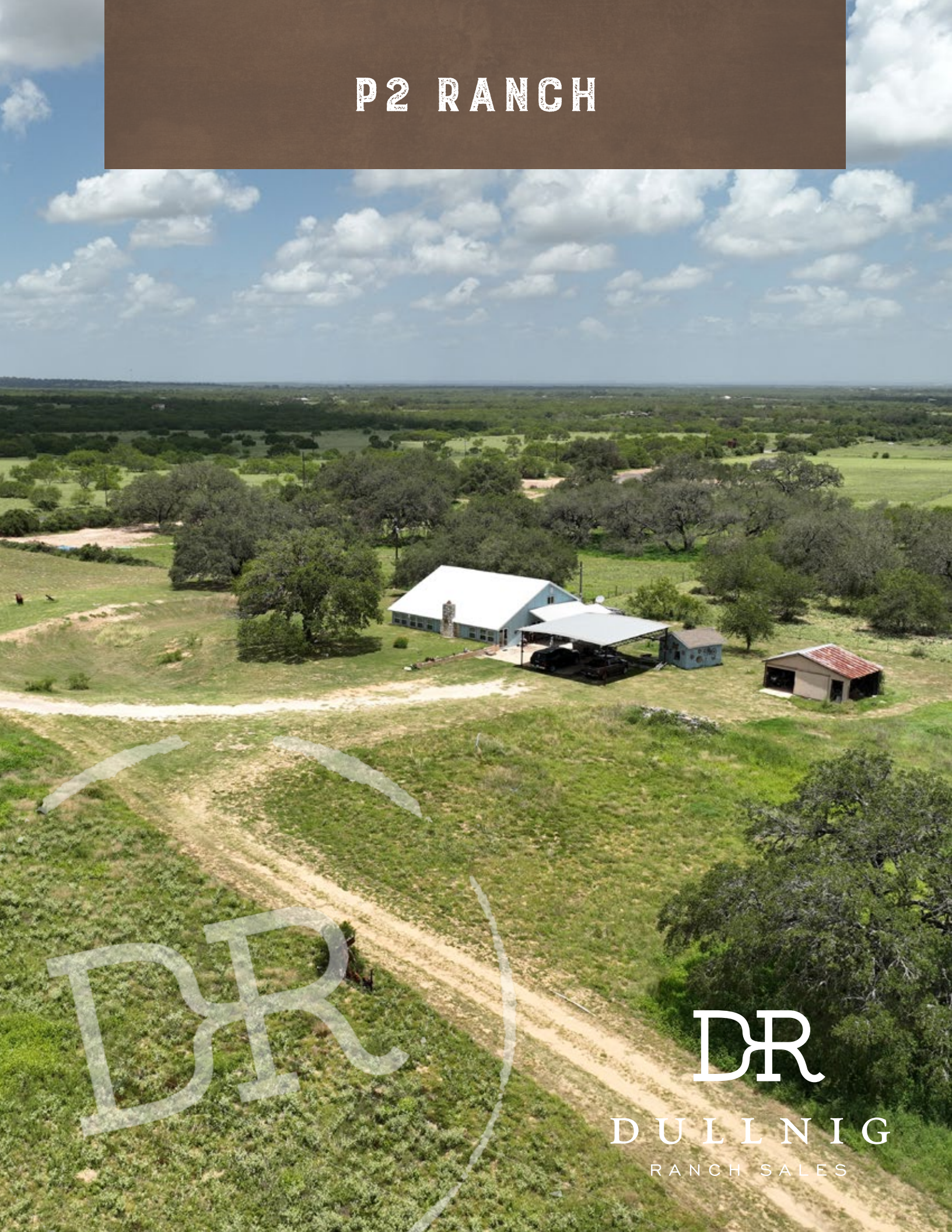


P2 RANCH



DR

DULLNIG
RANCH SALES

DESCRIPTION

Discover an exceptional opportunity to own 90± acres that are pristine and unrestricted in Somerset, Texas, offering an unparalleled blend of natural beauty, abundant wildlife, mineral production, and comfortable modern living, all within a convenient 40-minute drive from central San Antonio. This hunter's paradise boasts majestic hidden oak trees, thriving populations of whitetail deer and dove, a stocked tank, a newly renovated 2,840 sq ft 3-bedroom, 2-bathroom home, and a private gun range, making it the ideal property for those seeking the tranquility of rural living with easy access to city amenities. The mineral rights are negotiable.

IMPROVEMENTS

The centerpiece of this ranch is a newly renovated 2,840 sq ft 3-bedroom, 2-bathroom home, offering comfortable and stylish living. Enjoy modern finishes and thoughtful upgrades including: new windows, updated roof, new mini-split AC, updated floors and a new bathroom, providing a perfect retreat after a day of outdoor adventure. For the shooting enthusiast, a dedicated gun range provides a safe and private space for target practice and honing your skills. The property also includes two furnished mobile homes to provide additional accommodations for guests.



90± Acres
Atascosa County



90± Acres
Atascosa County

WILDLIFE

Avid hunters and nature enthusiasts alike will delight in the thriving populations of whitetail deer, dove, and many other south Texas animal species, ensuring endless opportunities for hunting or observing. A stocked tank offers excellent fishing and a year-round water source for wildlife.

WATER

When water is tough to come by in South Texas, this ranch has plenty. The stocked tank is supplemented by a water well and the house and mobile homes are connected to Benton City water supply.



90± Acres
Atascosa County



90± Acres
Atascosa County



TAXES

See Broker for details



90± Acres
Atascosa County

MAP

[Click here to view map](#)



 Boundary

90± Acres
Atascosa County



90± ACRES ATASCOSA COUNTY 2096 STEVENS RD SOMERSET, TX 78069

Nestled in Somerset, this property offers the best of both worlds. Enjoy the peace and privacy of expansive acreage while remaining incredibly close to San Antonio's vibrant cultural scene, dining, shopping, and employment opportunities. This prime location makes it an ideal permanent residence, weekend getaway, or investment property. The property is 33± miles S of San Antonio International Airport, 22± miles N of Pleasanton, 107± miles S of Austin, 132± miles N of Corpus Christi, 218± miles W 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](#)

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.