

JOHNSON FARM



1085+ Acres Johnson Farm
Frio County, Hwy. 57
Pearsall, Texas 78061

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

An opportunity to own a highly productive, irrigated farm within one hour of San Antonio. Owned and operated by the same family for over 25 years, this property offers 875± acres of fertile farmland and 210± acres of gently rolling brush. Three irrigation wells provide high volume water.

WATER

This property has three irrigation wells, and one domestic single-phase water well. Two of the irrigation wells are 3-phase electric powered. One is reported to pump 900± GPM and the other 800± GPM. The third irrigation well is powered by a diesel engine and produces 700± GPM. All three irrigation wells have 200 HP turbine pumps. The domestic well is equipped with a submersible pump and pumps 10 GPM. A small pond is situated in the 210± acres of brush. Note: The pivots do not belong to the seller, but may possibly be purchased from the farming tenant.

IMPROVEMENTS

Other than the water wells, the only improvements would be fencing. Three sides are high fenced with the last side being low perimeter fence along Hwy. 57.



WILDLIFE

The farmland attracts a fair amount of dove, but if planted for that purpose would attract high numbers of dove. The 210 \pm acres has some wildlife which include deer, turkey, dove, quail, javelin, hogs and varmints.

VEGETATION/CROPS

The productive farm produces corn, cotton, sorghum, and wheat. The 275 acres of brush consists of Guajillo, Black Brush, Guayacon, White Brush, Persimon, Prickley Pear and mesquite.

SOILS

The farm land has a variety of soils ranging from red dirt color to darker soils. Soils present are Amphion sandy clay, Caid clay, Ramadero sandy loam, Montell Clay and Webb, which is a very fine sandy loam.



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1085+ ACRES FRIO COUNTY, PEARSALL TEXAS

This property is located 55± miles southwest of San Antonio, 32± miles east of Batesville, 18± miles west of Moore, and 12± miles west of Pearsall. There is approximately 2.6± miles of Hwy. 57 frontage on the south boundary.

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

All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

MINERALS

This is a surface sale only. No production on the ranch.

MAP

[Click here to view map](#)

TAXES

\$5406.36 (2018) Ag Exempt

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