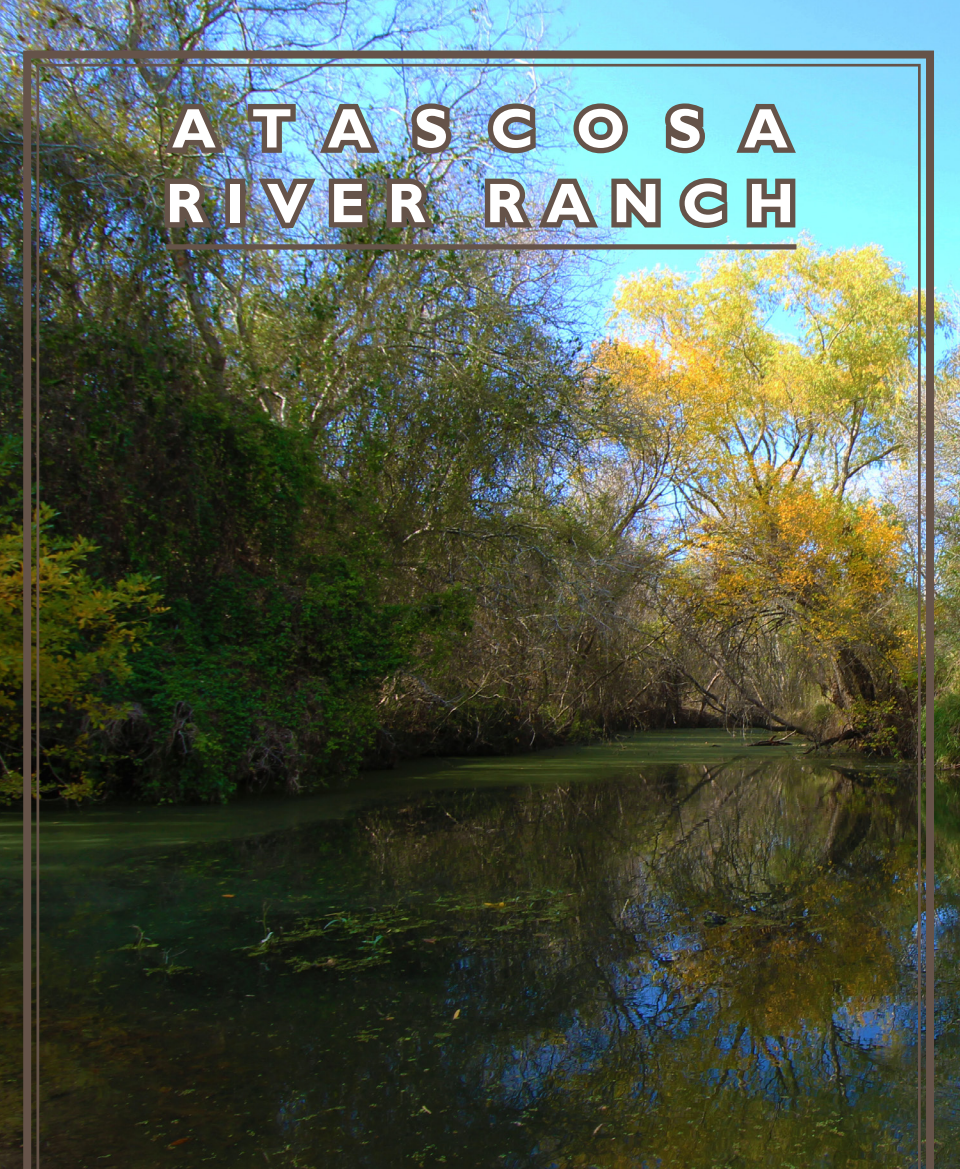




ATASCOSA RIVER RANCH

246+ Acres Atascosa Co.
Pleasanton, Texas

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

This is a 'Live Water' ranch with over one-half a mile of both sides of Atascosa River located only 40± minutes from metropolitan San Antonio and its International Airport. The property is loaded with wildlife and also has 80± acres of fields that can be cultivated. This would make a great recreational getaway and can support a good number of livestock as well.

IMPROVEMENTS

There are no structural improvements however there are many good building locations amongst the oak trees, with electricity already in place. Even though the river traverses through the property the majority of the property is out of the floodplain. There is a concrete crossing over the river and the perimeter of the ranch has low fencing.





WATER

The ranch has over half a mile of both side of flowing Atascosa River. No water well.

WILDLIFE

Wildlife on the ranch includes but is not limited to white tail deer, turkey, dove, quail plus there are fish in the river including perch, bass and catfish.

VEGETATION

This property is loaded with large Oak trees and there is a good mixture of South Texas brush which provides cover and nutrition for wildlife. 80± acres of the ranch has been cleared and can be cultivated.





246± ACRES ATASCOSA COUNTY, TEXAS

The property has an entrance and frontage on Coughran Road and is located 6± miles East of Pleasanton, 35± miles South of San Antonio, 110± miles North of Corpus Christi, and 225± miles West of Houston.

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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.

MAP

[Click here to view map](#)

MINERALS

None; Surface sales only. There is production on the property.

TAXES

Exempt

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