

BLUE MOUNTAIN FARM



DR

DULLNIG
RANCH SALES



DESCRIPTION

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

IMPROVEMENTS

The three pivots on the property cover a total of 400+/- acres. A 7-tower pivot covers 115+/- Acres, a 9-tower pivot covers 200+/- Acres, and a 6-tower pivot covers 85+/- Acres. A well-maintained, all-weather gravel road makes getting around the property easy. There is a nice set of cattle pens in the northeastern corner, as well as a 20-acre trap.

709± Acres
Uvalde County



709± Acres
Uvalde County



WATER

The 2 Edwards Irrigation Wells on the property are both 800+/- feet deep. One well was tested at 3000 gallons per minute (gpm), and the other was tested at 2500 gpm; both are equipped to pump 1400 gpm. Along with the two irrigation wells, 2 domestic wells are also located on the property. One domestic well was installed in 2024. It is 650ft deep and pumps 20gpm. The other domestic well is 800 feet deep, but has no pump installed, and it is currently being used by EAA as a monitoring well. Along with the land, 224+/- acre feet of base Edwards Water rights convey with the property. Salt Creek is a wet weather creek that traverses a part of the property, as well as two tributaries to the creek.

WILDLIFE

Wildlife on the property consists of species native to the region, including Whitetail Deer, hogs, varmints, turkey, as well as an abundance of doves, thanks to the farmland. This region of Texas is known for its excellent dove hunting, and this farmland could be converted to a dove hunting operation.

VEGETATION/TERRAIN

The property is made up of 400+/- acres of irrigated farmland covered by the three pivots. The northeast, southwest, and southeast corners of the property are native brushland. A portion of the native land in the Northeast corner has been cleared for a homesite and consists of several oak trees.

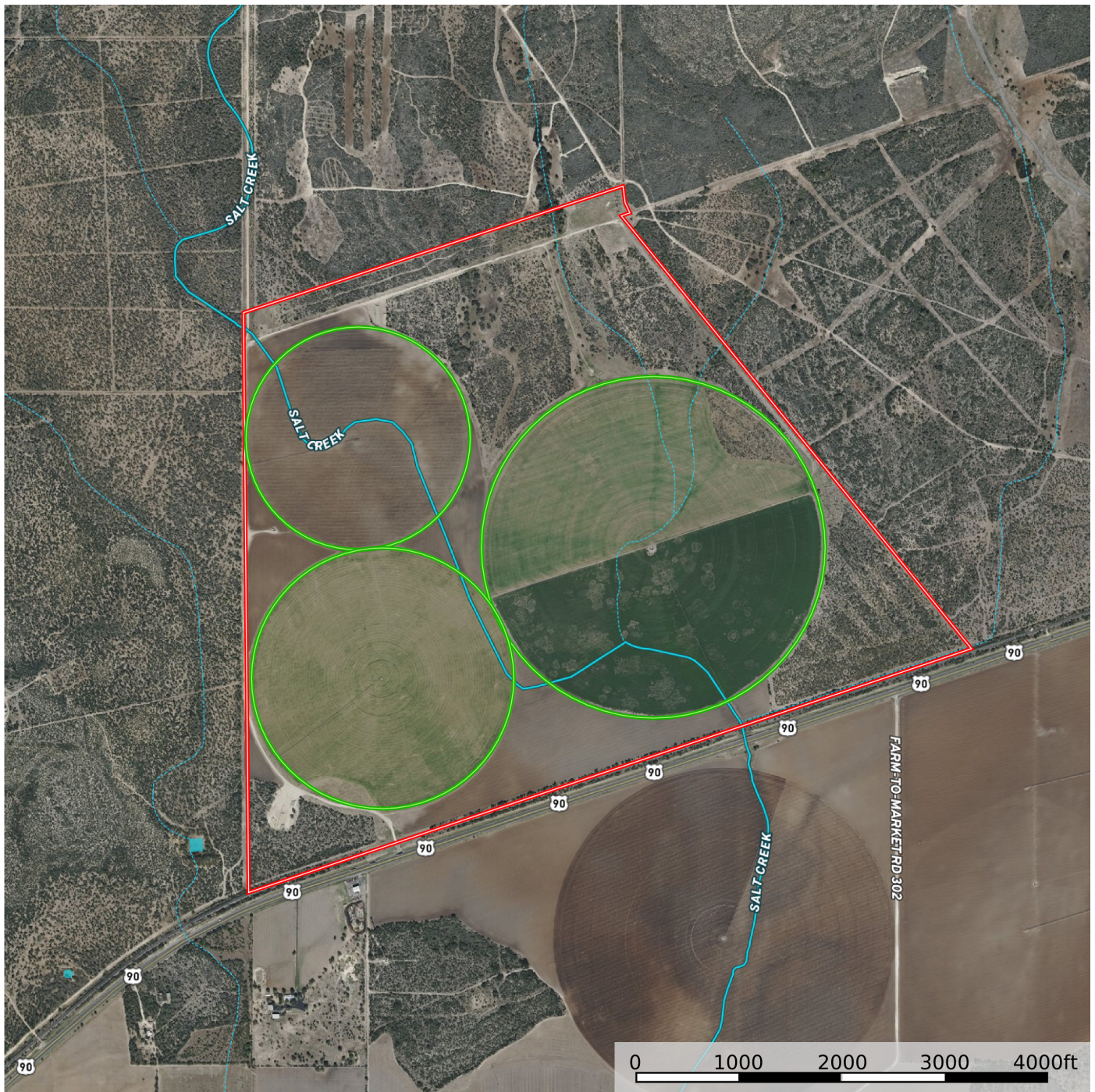
TAXES

\$3848.80 (2024).

709± Acres
Uvalde County

MAP

[Click here to view map](#)



 Boundary  Pivot  Stream, Intermittent  River/Creek  Water Body

709± Acres
Uvalde County



**709± ACRES
UVALDE COUNTY
HIGHWAY 90
KNIPPA, TEXAS 78870**

Blue Mountain Farm is located off Highway 90, in between Knippa and Uvalde, TX. 7± miles from Uvalde, 76+/- miles from San Antonio, 153± miles from Austin, 270+/- miles from 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

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