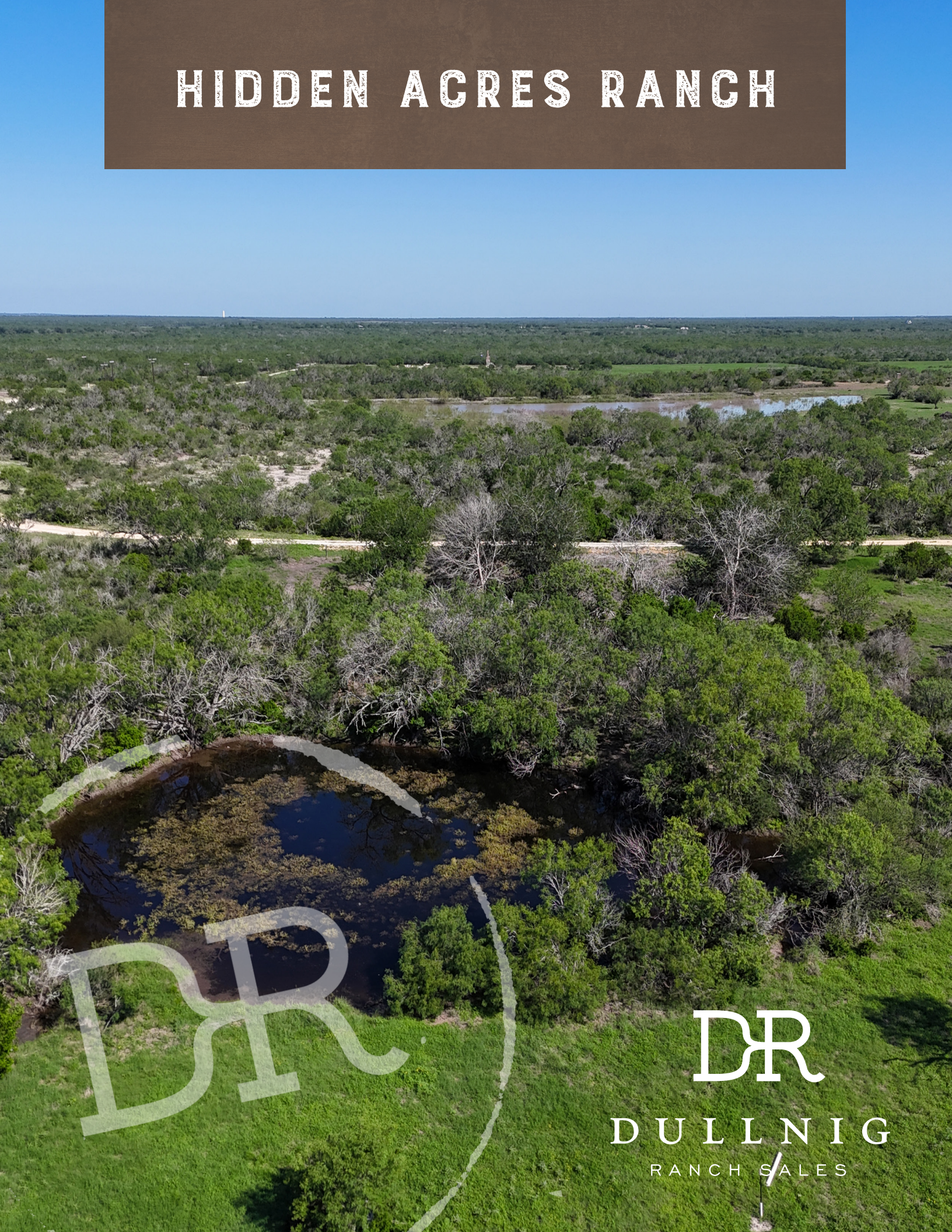


HIDDEN ACRES RANCH



DR

DULLNIG

RANCH SALES



DESCRIPTION

Hidden Acres Ranch is conveniently located just off Highway 37 near Campbellton, offering excellent access while still providing the seclusion and raw South Texas feel that make the area so desirable. The ranch presents a blank canvas ready for a new owner to shape into their ideal hunting, recreational, or weekend getaway property. With its convenient location, native South Texas landscape, and versatility, Hidden Acres offers an excellent opportunity to create a private retreat or productive recreational ranch in a highly sought-after area.

IMPROVEMENTS

Improvements on Hidden Acres Ranch are modest, leaving a blank canvas for a future owner to further develop to their liking. Existing improvements include a nice three-sided storage barn that provides ample room for storing equipment, tools, blinds, and feeders. Several hunting setups are already in place throughout the ranch, allowing the property to be immediately enjoyed for recreational and hunting use.

85.55± Acres

Atascosa County



85.55± Acres
Atascosa County



WATER

Hidden Acres offers both surface and utility water features that enhance the property's recreational appeal and future usability. A nice pond located on the ranch provides water for wildlife and adds to the overall character of the property. In addition, city water is available along County Road 416, offering convenient access for future improvements or homesite development.

VEGETATION / TERRAIN

The terrain on Hidden Acres Ranch is gently rolling with native South Texas vegetation typical for the area, providing an excellent blend of cover and usability. Vegetation includes large mesquites, guajillo, persimmon, prickly pear, blackbrush, and other native browse that provide excellent habitat for wildlife and contribute to the true South Texas character of the ranch. Good drainage runs throughout portions of the property, adding character to the landscape while also offering strong potential for future pond or surface water development. The combination of rolling topography, native brush, and open areas creates an ideal setting for wildlife habitat, recreation, and future ranch improvements.

85.55± Acres

Atascosa County



85.55± Acres
Atascosa County



WILDLIFE

Hidden Acres supports a healthy population of native South Texas wildlife, including whitetail deer, quail, feral hogs, and javelina. The ranch also attracts a variety of migratory birds, including mourning doves and seasonal waterfowl around the pond. Dense native brush, quality browse, and available water sources combine to create excellent habitat for both resident game and migratory species, making the property well suited for hunting and recreation.

TAXES

See broker for details.

MINERALS

See broker for details.

85.55± Acres

Atascosa County

MAP

[Click here to view map.](#)



 Boundary

85.55± Acres
Atascosa County



**85.55± ACRES
ATASCOSA COUNTY
2349 CR 416, FALLS CITY
TX, 78113**

The property is located on County Road 416 approximately 6 miles NE of Campbellton, 23± miles SW of Pleasanton, 58± miles SE of San Antonio, 96± miles NW of Corpus Christi, 132± miles SW of Austin and 218± miles SW 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

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