

BEXAR COUNTY FARM



DR
DULLNIG
RANCH SALES



DESCRIPTION

Positioned in the heart of Eastern Bexar County's rapidly growing corridor, this rare 87.69± acre offering presents a unique opportunity to secure substantial acreage with exceptional FM 1346 frontage and a very manageable carry cost with an agricultural tax exemption already in place. Located in St. Hedwig, the property features approximately 1,253 feet of frontage along FM 1346 and is currently utilized as productive grazing land. Its strategic location provides convenient access to Loop 1604, IH-10, and the expanding residential, commercial, and industrial developments that continue to shape San Antonio's east side.

IMPROVEMENTS

The property contains electricity on site and an open air pole barn covering for hay or equipment. There is complete perimeter fencing and cross fencing into 5 pastures.

TERRAIN

This versatile property features approximately 19± acres of open grazing land, while the remainder is adorned with scattered mature live oaks and mesquite, offering a beautiful blend of productive pasture, natural habitat, and long-term potential.

WATER

City water connection. There are two natural ponds to provide water for all wildlife needs.

87.69± Acres
Bexar County

TAXES

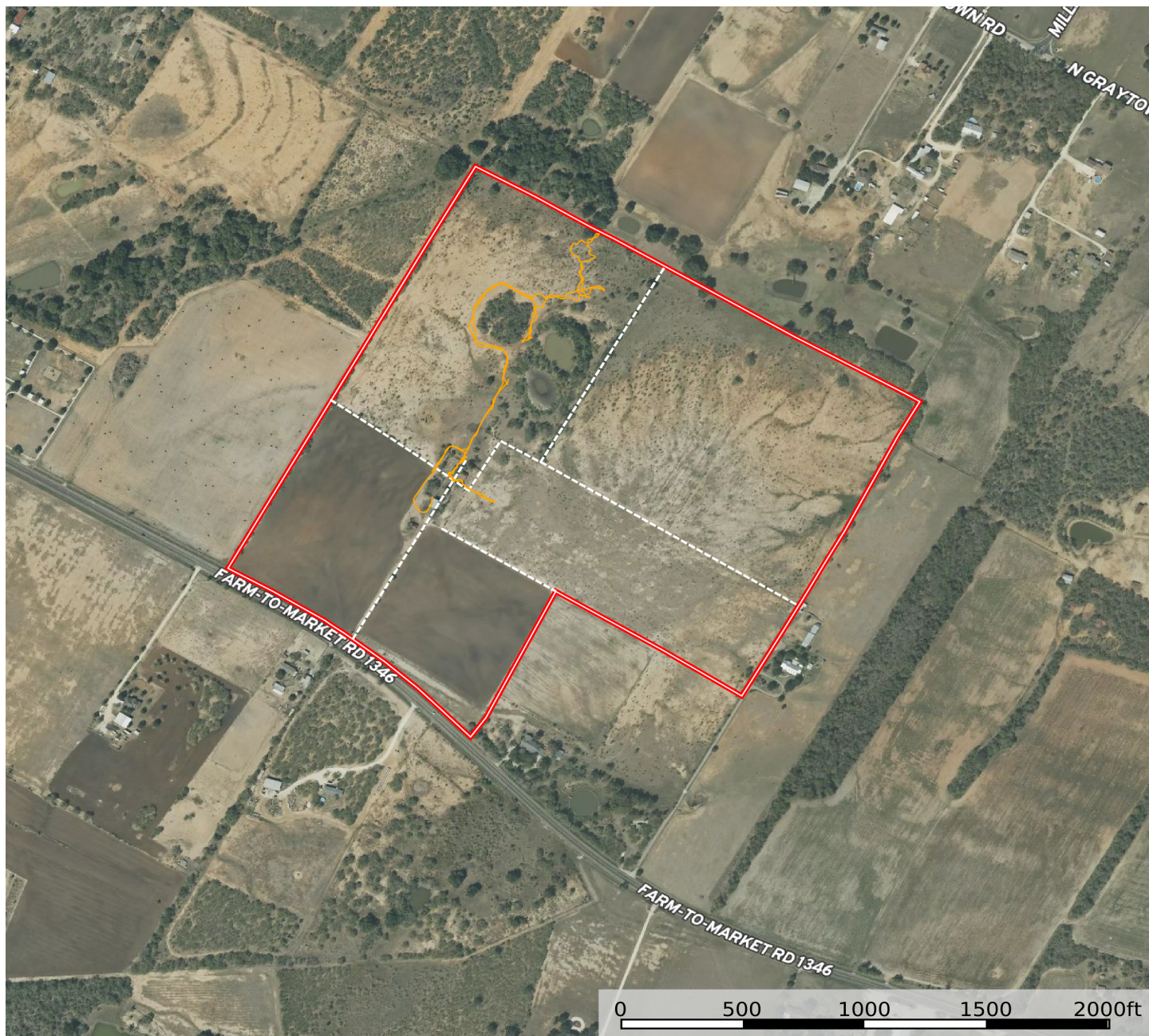
Ag Exempt.

MINERALS

Negotiable.

MAP

[Click Here to See Map.](#)



— Track --- Fence □ Boundary

87.69± Acres
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87.69± ACRES
13407 FM 1346
SAINT HEDWIG, TX
78152

2.5± miles from Loop 1604 and offers convenient access to IH-1 and Randolph Air Force Base. The tract is approximately 15± miles from Schertz, 16± miles from Cibolo, 18± miles from Seguin, 20± miles from New Braunfels, and 22± miles from Downtown San Antonio.

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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