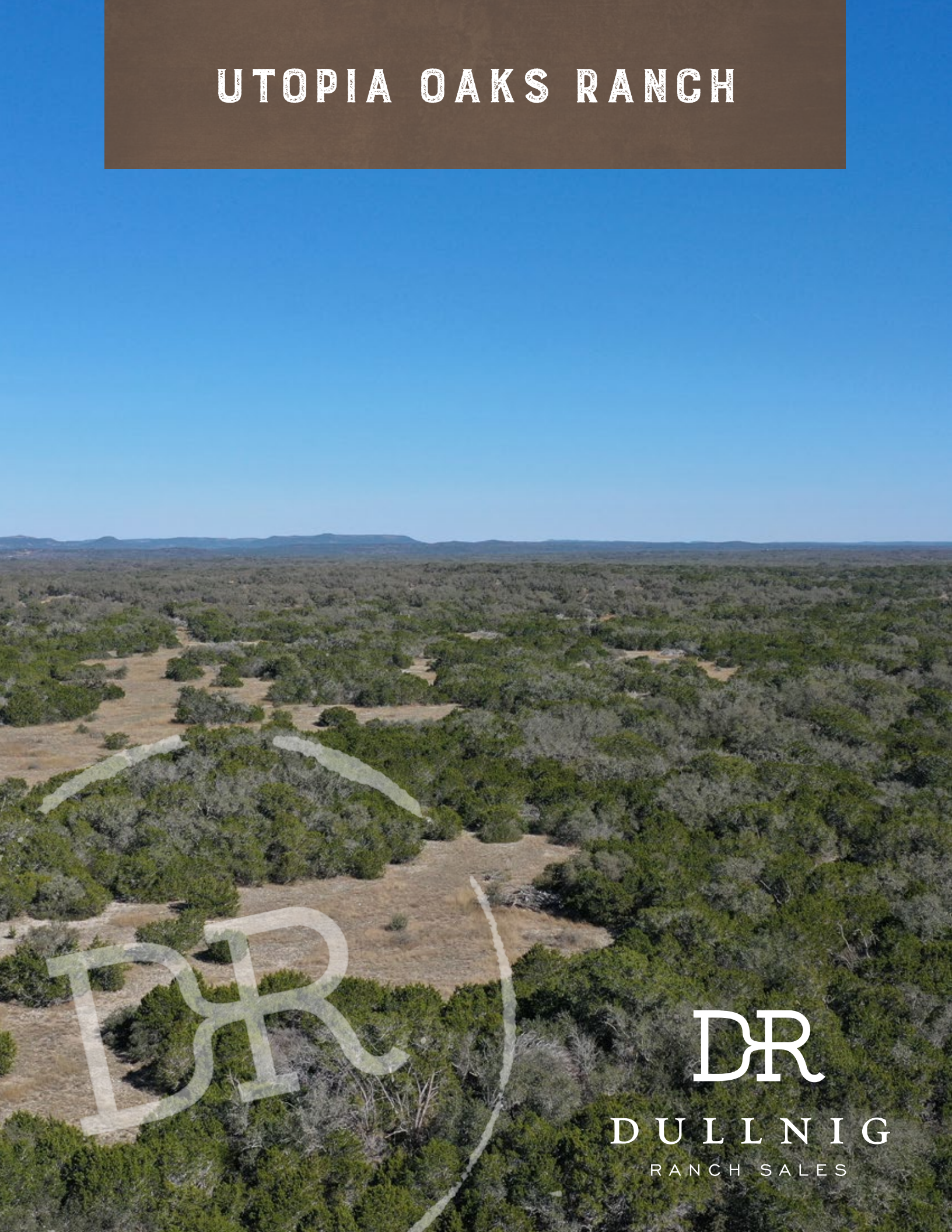


UTOPIA OAKS RANCH



DR

DULLNIG
RANCH SALES



DESCRIPTION

Lying in the heart of highly sought-after Medina County is this 857± acre ranch. Utopia Oaks Ranch is the perfect transition zone ranch, having both the features of South Texas and the Hill Country. This ranch is raw land that is ready for you to improve to your liking, all while having a good road system and top-notch genetics for Whitetail deer. Nice views, large oak trees throughout, and great subsurface water add to the uniqueness of this offering.

IMPROVEMENTS

This ranch is high fenced on 3 sides of the property. A good road system traverses the entire property. Since ranch is void of any structural improvements, it is ready for you to improve to your liking.

857± Acres

Medina County



857± Acres
Medina County



VEGETATION

This ranch falls in the transition zone where the Texas Hill Country and South Texas meet. Due to this the brush ranges from typical South Texas brush like Guajillo, White Brush, Mesquite, prickly pear cactus, and persimmons to Texas Hill Country Brush like cedar and Agarita. Large oak trees are found throughout which is representative of the Hill Country.

WATER

Utopia Oaks Ranch has 4 Edwards wells, so there is no shortage of available subsurface water. Also within in the property are some fingers of Ranchero Creek. These drainages provide good cover and have pools of water in wet times.

857± Acres

Medina County



857± Acres
Medina County



WILDLIFE

The ranch has super whitetail genetics, having been one part of the 'Record Buck Ranch'. The ranch contains top notch genetic whitetail deer along with turkey, hogs, javelina, dove and other animals native to South Texas. The South Texas browse supplies the deer herd with ample food and the large oaks provide cover and roosting sites for turkey. Exotics such as Red Stag, Fallow, and Axis have also been seen on the property.

UTILITIES

Electricity in place.

TAXES

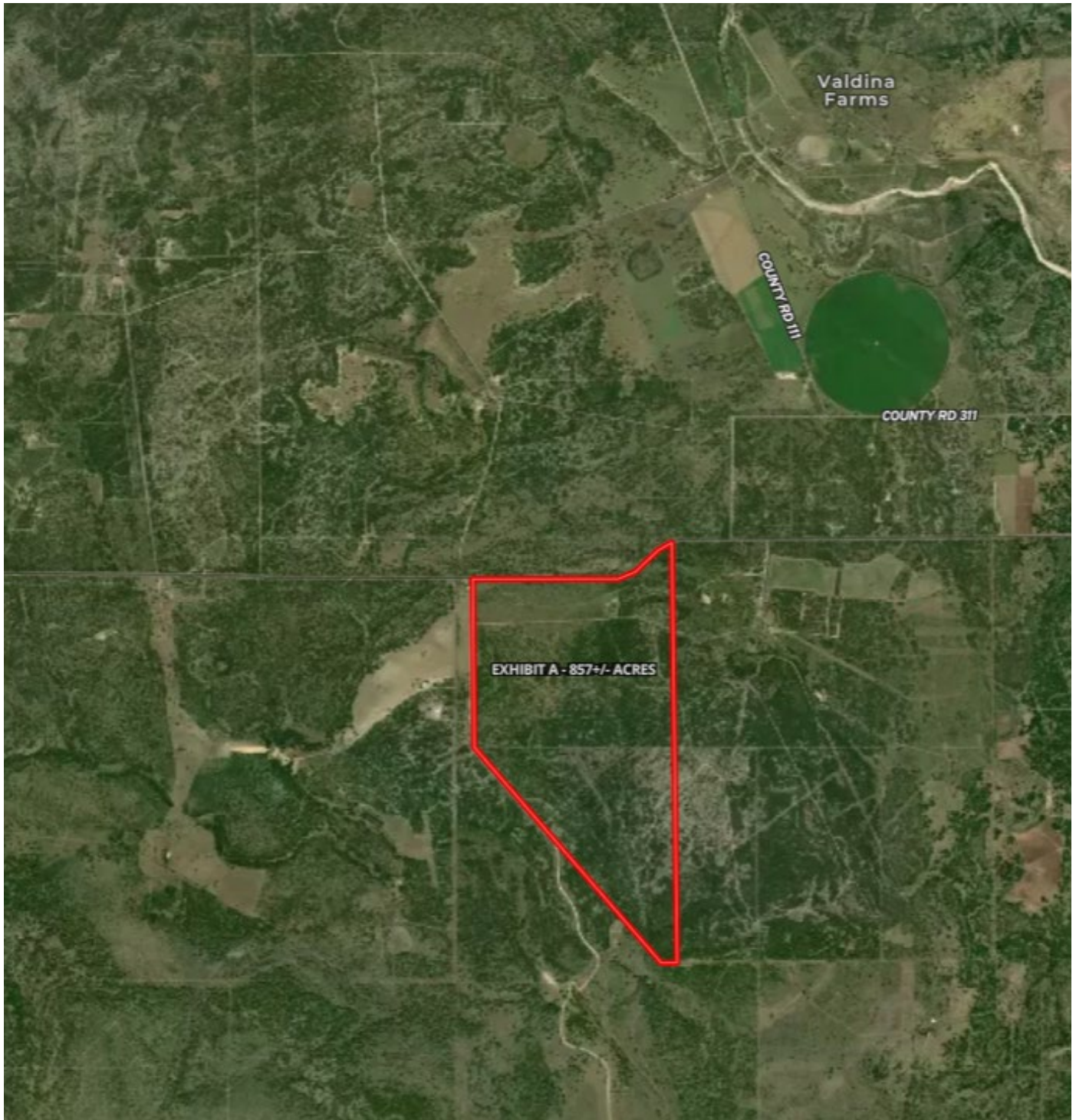
\$1,024± (2021) Ag Exemption.

857± Acres

Medina County

MAP LINK

[Click here to view map](#)



857± Acres
Medina County



**857± ACRES MEDINA COUNTY
FM 1796
D'HANIS, TEXAS**

This ranch is 12± miles north of the small town of D'Hanis as the crow flies. With the entire front fence line being along Farm to Market 1796, you have great access with over 1.25± miles of paved road frontage. The ranch is located 48± miles NW of San Antonio, 37± miles NE of Uvalde, 16 ± miles North of D'Hanis. This Ranch is also a short 15-minute drive from Utopia, TX and a short 30-minute drive from Garner State Park and the very popular Frio River.

PROPERTY WEBSITE

[Click here to view website](#)

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