

# HAY FARM



DR

DR

DULLNIG  
RANCH SALES



## DESCRIPTION

This 40-acre Hay Farm is an opportunity to own an income producing, working property in Atascosa County with a comfortable 3/2 home. Centrally located between Karnes City, Pleasanton, Campbellton, and Floresville and with over .31 miles of FM 99 road frontage and .2 miles of CR 402 road frontage this property is great for a hay farm/cattle operation, homestead, or future development property.

## IMPROVEMENTS

The property comes with a gated entrance leading to the 1,743sf 3-bedroom, 2-bathroom home that was built in 1980 and has a 525 square foot one car garage. The property comes with no restrictions, leaving opportunities and usage up to the owner.

## WATER

The house is serviced through city water from El Oso Water Supply. There is one old non-working water well.

## VEGETATION/TERRAIN

The 40-acre hay field is comprised of multiple grasses with predominantly a Bermuda and Bluestem mix.



***40± Acres***

***Atascosa County***

## WILDLIFE

This part of South Texas is known for having Whitetail deer, dove, wild pigs, and other various varmints to be hunted or enjoyed.

## MINERALS

Surface sale only.

## SCHOOLS

Karnes Independent School District.

## TAXES

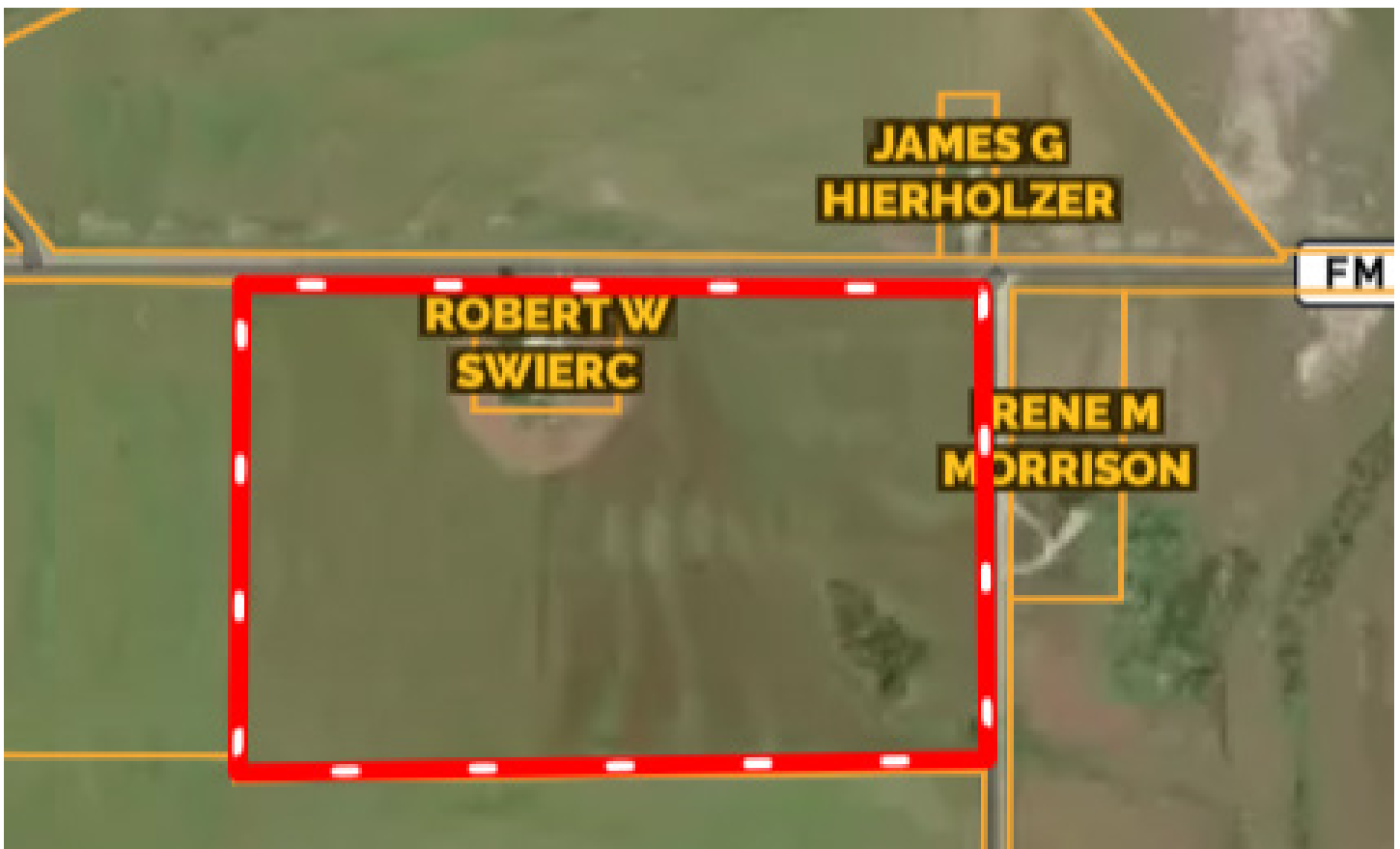
Ag Exempt.

## NOTE

Owners in residence; please allow for 24 hr notice for showings.

## MAP

[Click here to view map](#)



*40± Acres*  
*Atascosa County*



**40± ACRES ATASCOSA COUNTY  
14420 FM 99  
KARNES CITY, TEXAS 78118**

15± miles W of Karnes City, 16± miles W of Kenedy, 11± miles E of Campbellton, 23± miles S of Floresville, 24± miles SE of Pleasanton, 33± miles S of 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](http://trec.state.tx.us/pdf/contracts/OP-K.pdf)

**PROPERTY WEBSITE**

[Click here to view website](#)

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