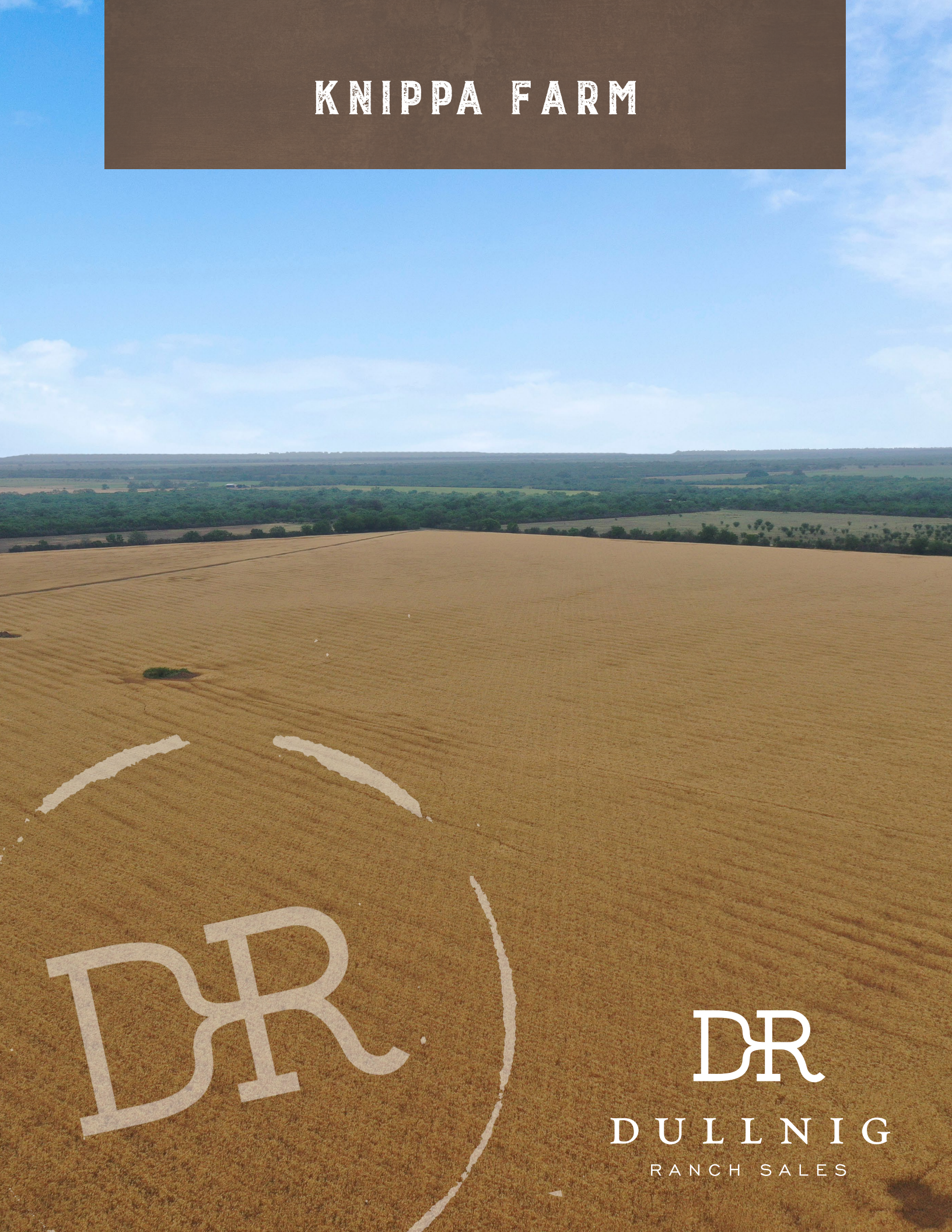


# KNIPPA FARM



DR

DR

DULLNIG  
RANCH SALES



## DESCRIPTION

Just an hour drive from San Antonio and mere minutes from the town of Uvalde, Knippa Farm offers the opportunity to own a piece of the country with the amenities of town just a short drive away. This is an opportunity for a new owner to continue farming, or improve this blank slate property to their liking.

## IMPROVEMENTS

This farm is void of structural improvements. The entirety of the farm is low fenced and has frontage on CR 303. With a water well and power, Knippa Farm offers the ability to add improvements.

***82± Acres***

***Uvalde County***



***82± Acres***  
***Uvalde County***

## VEGETATION/TERRAIN

The land is currently used as dry farmland, most recently planted with wheat.

## WILDLIFE

The crops grown here provide the perfect environment for robust dove hunting. Native wildlife such as Whitetail Deer, turkey, hogs, javelinas, dove, and varmints have been seen on the property.

## WATER

There is a water well on the property. Water troughs are strategically placed on the property to help draw wildlife.



***82± Acres***  
***Uvalde County***



***82± Acres***  
***Uvalde County***



## UTILITIES

Power is in place on the property.

## SCHOOLS

Knippa ISD.

## TAXES

Ag Exempt. \$235.57 (2023)

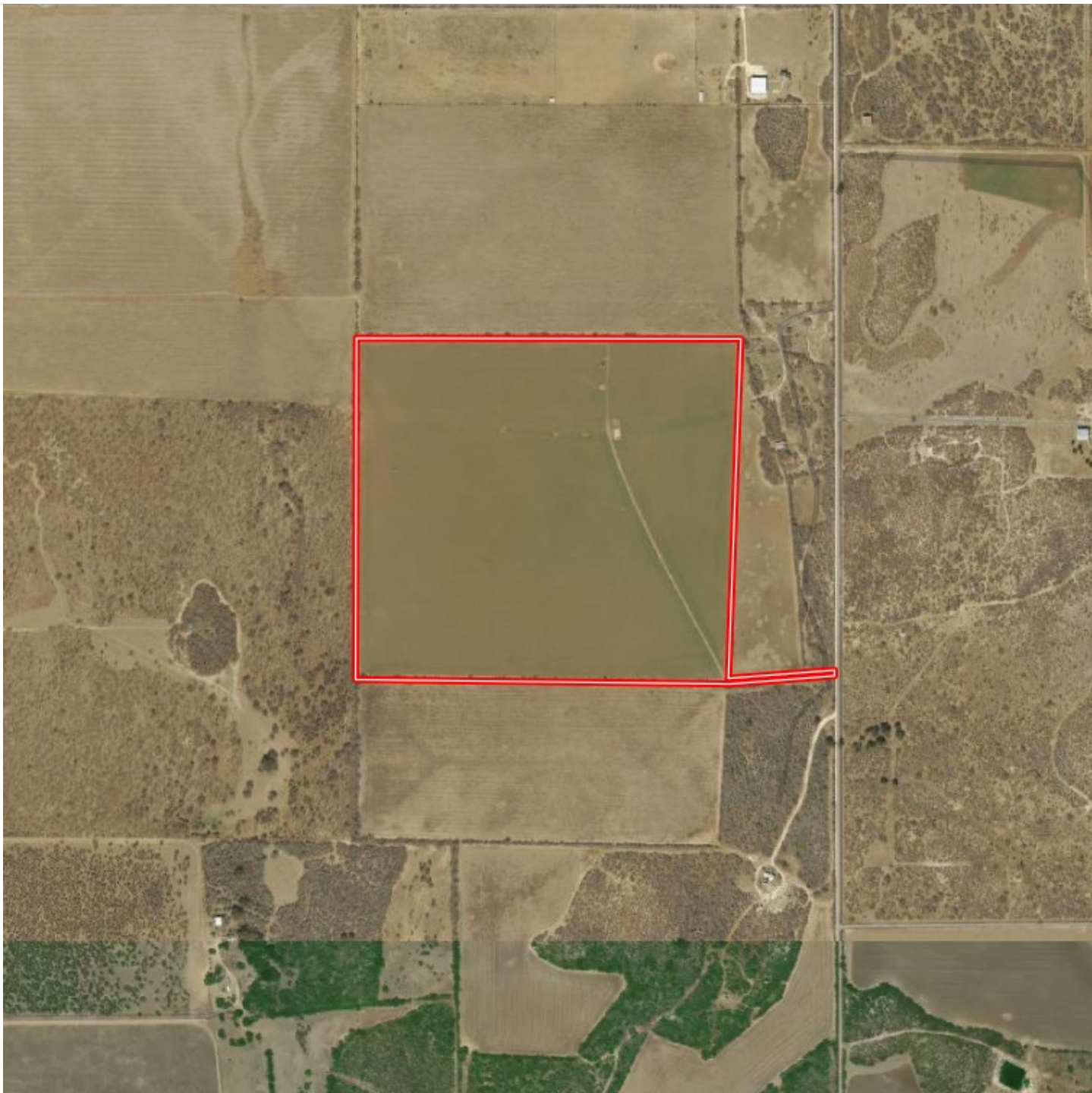


***82± Acres***

***Uvalde County***

# MAP

[Click here to view map](#)



***82± Acres***  
***Uvalde County***



**82± ACRES UVALDE COUNTY  
CR 303  
KNIPPA, TX 78870**

Lying just outside of Knippa, TX, this farm is just minutes from Uvalde, and an hour outside of San Antonio. This farm is 9± miles from Sabinal, 12± miles from Uvalde, 28± miles from Hondo, 55± miles from San Antonio, and 135± miles from Austin.

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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