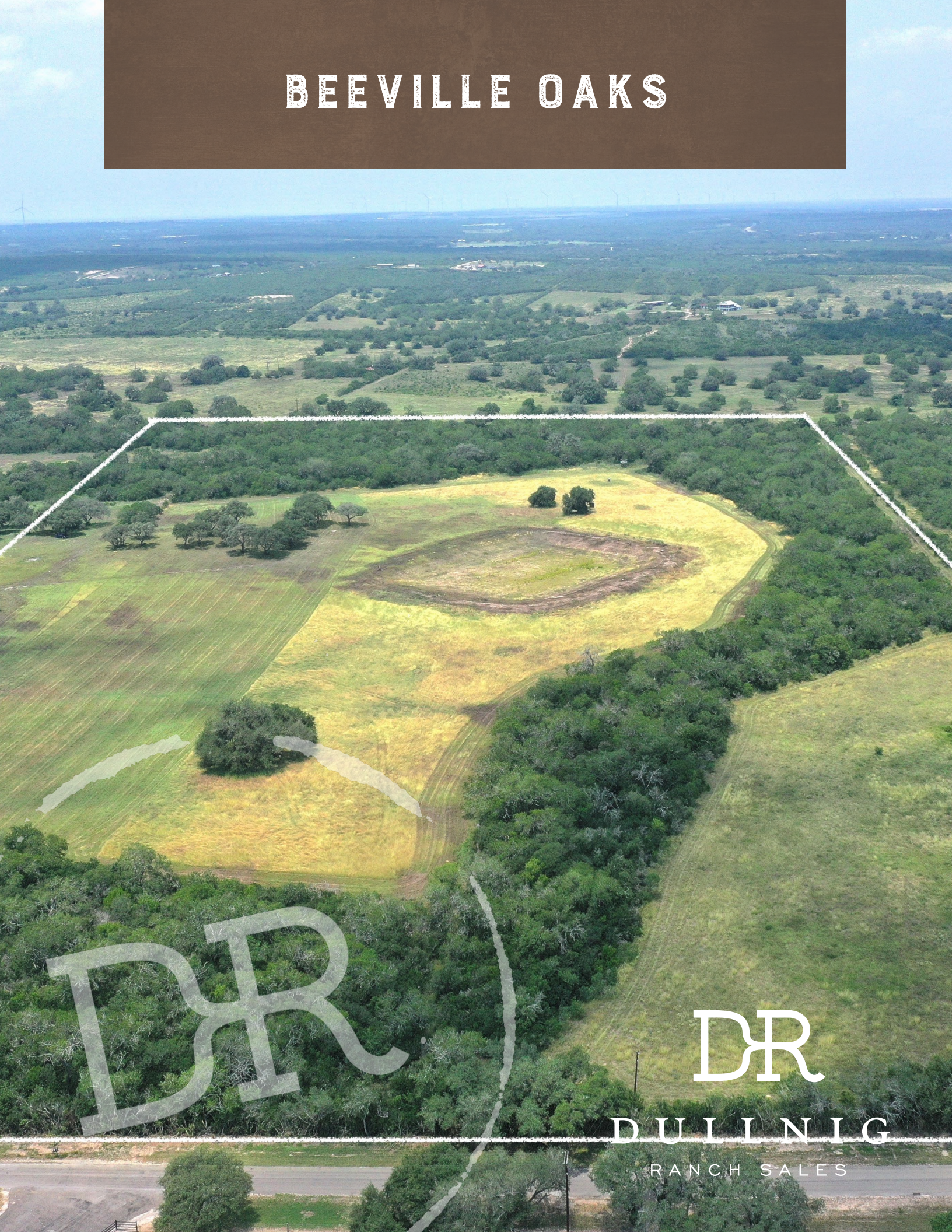


BEEVILLE OAKS



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Beeville Oaks, a 49-acre oak tree-covered blank canvas, is ready for a new owner to make it the full-time residence or weekend getaway of their dreams. The 1.5-acre tank provides a serene backdrop, with the future homesite nestled amongst the peace and quiet of the oaks. Add the bonus of being 15 minutes from Beeville and all its amenities, this is a must-see property. Seller is open to seller financing with a good offer. A portion of the property is in the flood plain, see broker for details.

IMPROVEMENTS

This property has no structural improvements but has electricity on site giving the new owner a blank canvas to do as they please with no restrictions.

49± Acres

Bee County



49± Acres
Bee County



VEGETATION AND TERRAIN

Not only does this ranch have Oak trees scattered throughout the property, but also South Texas shrub brush and mature Mesquite trees to ensure great habitat for all wildlife to thrive. The open grasslands would make for great cattle grazing as well.

WILDLIFE

South Texas is known for having incredible hunting with access to Whitetail deer, turkey, wild pigs, dove, quail, and other various varmints.

WATER

The 1.5-acre tank in the middle of the property has already been lined and is ready to be filled by the next owner, providing both a water source to attract wildlife and a scenic feature to enjoy. There's no water well on the property. Part of the property is in the floodplain, see broker for details.

49± Acres

Bee County



49± Acres
Bee County



TAXES

Ag exempt.

MINERALS

Seller owns no minerals.

HOA/SCHOOLS

Pawnee ISD.

49± Acres
Bee County

MAP

[Click here to view map](#)



*49± Acres
Bee County*



**49± ACRES BEE COUNTY
4552 MINERAL CEMETERY ROAD
BEEVILLE, TX 78102**

Beeville Oaks is located 14± miles northwest of Beeville, 21± miles east of Three Rivers, 26± miles north east of George West, 90± miles south of San Antonio, 70± miles north of Corpus Christi, 198± miles southwest 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

PROPERTY WEBSITE

[Click here to view website](#)

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