

BEE COUNTY ESTATE



DR

DR

DULLNIG
RANCH SALES

DESCRIPTION

Beautiful 95 acres located just minutes from Beeville, TX. Gorgeous, sprawling home is the centerpiece of this property. Ready to move in and enjoy. Numerous outbuildings and guest home make this an ideal spot for entertainment, as well as long term investment. Great cattle or recreation ranch for the whole family. This ranch is priced to sell, and has great development potential with road frontage on 2 sides.

IMPROVEMENTS

The centerpiece of this of this 95-acre gentleman's ranch is the southern style mansion filled with old world European flair. Four bedrooms including two master suites, 3 1/2 baths including 2 masters, plus a two-bedroom two bath guest house/bunkhouse/manager's house. Over 4000 square feet of decks and patios including a covered wraparound porch. Gazebo for outdoor dining and watching the sunset.

The main house is loaded with architectural features including high ceilings (12,14, and even 16 feet), elaborate plaster and wood moldings and ceilings reminiscent of those found in Buckingham palace, diverse flooring including hand-painted Italian tiles, Louisiana swamp cypress, slate, and 100 year old pecan timbers, Old Chicago Fire Brick accents in the kitchen plus over 1000 linear feet of Old Chicago Fire Brick walls around the house, gardens, and driveways, copper countertops and accents in the kitchen, lots of stained and antique glass, and three massive cut-glass chandeliers.

The cooks kitchen includes a stainless steel commercial double oven with six burners, a griddle, and a grill plus an oversized stainless steel commercial refrigerator/freezer.

The exercise room has a rubber floor, a hot tub, and room for several exercise bikes, tread mills, etc.



95± Acres
Bee County

IMPROVEMENTS CONTINUED

The attic has been finished out and has French windows and a high, beamed ceiling and could be used for any of a number of purposes (guest bedroom, kids bunk room, hobby room, office, TV room).

The ranch includes over 13,000 square feet of outbuildings including two, 3500 square foot antique barns that would make excellent party barns, horse barns, hay barns, or could just provide lots of room to park ATVs and farm equipment, another smaller barn, plus stables, dog kennels and a workshop.



*95± Acres
Bee County*

VEGETATION/TERRAIN

Property is primarily flat to rolling land. Mostly open with pockets of scattered brush. Large Oaks surround the house and are scattered throughout the property. Great coastal fields for cattle/livestock grazing.

WILDLIFE

Abundant wildlife roams this property. Great dove hunting, as well as whitetail, quail, ducks, and other varmints.



95± Acres
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MINERALS

Surface Estate Only.

TAXES

\$15,000± – Wildlife Exempt

SCHOOL

Beeville Independent School District



95± Acres
Bee County

MAP

[Click here to view map](#)



95± Acres
Bee County



**95± ACRES BEE COUNTY
1901 COUNTY ROAD 502
BEEVILLE, TX 78102**

Great central location 8± miles southwest of Beeville, 45 miles from Corpus Christi, 100± miles from San Antonio, 144± miles from Austin, 186± miles from Houston, and only 6± miles from the Beeville municipal airport.

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](#)

VIDEO LINK

[Click here to view video](#)

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