

MLS #: F105953A (Active) List Price: \$1,400,500 (25 Hits)

100 County Road 305 Knippa, TX 78870



Farm/Ranch Type: Cattle, Recreational, Residential
Apx Acreage: 351
Acres - Nat Brush:
Acres - Imp Pasture:
Acres - Nat Pasture:
Acres - Cultivated:
Acres - Irrigated:
Acres - Wetlands:
Price Per ACRE: \$3,990.03

County: Uvalde
Subdivision:
Zoning Code: Agricultural
Land Size Apx SqFt: 15289560.00
Land Dimensions:
FEMA Flood Zone:
Road Surface: County Road, Dirt, Private
Water Features:

Tax ID #: 20434 **Tax Year:** **Taxes Total \$:**

Legal Desc: A0358 ABSTRACT 0358 SURVEY 704 A-1538 S-704.1/2 .598 AC. 350.44

Farm Name: Dinner Creek Ranch

HOA: **Assoc Dues \$:** **Deed Restrictions:**

Retail Elec Provider: **Gas Company Provider:**

Water: Cistern, Windmills **Sewer:** **Septic Size:**

Terrain: Pasture, Rolling, Wooded **Irrigation:** None

Buildings: Hunting Cabin **Fencing:** Perimeter

Equipment Included: Other-See Remarks

Water Rights: **USDA CRP Program:**

Mineral Rights Info: Yes **% Minerals Convey:** 100 **% Minerals Owned by Seller:**

Executive Rights: **Surface Lease:**

Residence: No **House Style:** **Garage:**

Rms: **Bd:** **FB:** **HB:** **Ttl Bths:**

Apx Year Built: **Apx SqFt:** **SqFt Source:** **Price Per SQFT:** \$0.00

Construction: **Roof:**

Foundation: **Heat:**

Siding: **Cooling:**

Owner Name: Koehl Family Trust

Occupancy: Vacant **Showing:** Appt Needed, Lockbox

Possession: Closing & Funding **Financing:** Conventional

SAC: 3 **Agent Owned:** No **Agency Type:** Exclusive Right to Sell **Coop:** Both

Disclosure Statement: No **Exemptions:** Ag

Directions: From Uvalde heading, travel approximately 15 miles and take a right onto Sunny Clime Road (Cr305)

Public Remarks: The beautiful Dinner Creek Ranch, family owned for nearly 1/2 a century, is conveniently located 15 miles east of Uvalde and less than one hr from San Antonio. It has easy access off Hwy 90 (a mile down Cr 305), and also off Cr 303. The ranch is surrounded by low-fenced neighbors, and has a barn, working pens with troughs, and a camp house. Lightly hunted by family only, the ranch has abundant wildlife. Native vegetation is plentiful (2/3 brush & 1/3 open pasture), and there is a fine road system, perimeter and cross fencing, 4 blinds and feeders, two windmills, and a cistern. 2 dry earthen tanks could easily be enlarged and supplied with well water. Rolling terrain has elevation that would make an ideal site for a new home or lodge. Ranch implements (including a tractor) are negotiable.

Private Remarks:

Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No

Org LP: \$1,400,500 **List Dt:** 11/29/2018 **Expr Dt:** 11/29/2019 **Pndg Dt:** **DOM:** 4



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Information Herein Deemed Reliable but Not Guaranteed
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