

CIBOLO CREEK OASIS



DULLNIG
RANCH SALES



DESCRIPTION

If you are looking for a turn-key, live water getaway look no further! Cibolo Creek Oasis offers peaceful, end of the road seclusion within close proximity to the hustle and bustle of San Antonio. Situated over one of the largest portions of Cibolo Creek, the property is loaded with recreational potential.

IMPROVEMENTS

A very nice 3,260± square foot(per BCAD) 3 bed, 3.5 bath log cabin style house with a detached 2 car garage make up the headquarters. A large stone fireplace is the centerpiece of a 1,450± square foot living area and kitchen making it great for large family gatherings. The front porch also boasts a great view of a large portion of the creek and hardwood bottom. The property is divided into three pastures that are approximately 11, 16 and 5.8 acres respectively.

33± Acres

Bexar County



***33± Acres
Bexar County***



WATER

The biggest attraction and reason Cibolo Creek Oasis gets its name is the large levee, or backed up portion of Cibolo creek located on the Northeast end of the property. The largest part of the levee below the house remains at a constant level encompassing over 2 acres. The house is supplied by city water through Green Valley Utility district.

WILDLIFE

An abundance of wildlife call the area home including whitetail deer, turkeys, feral hogs, varmints along with native and migratory birds. Waterfowl are particularly abundant during the winter months and fishing can be exceptional for a variety of species including largemouth bass, catfish, crappie, bluegill etc.

33± Acres

Bexar County



33± Acres
Bexar County



VEGETATION-TERRAIN

The ranch is approximately 60% open pasture and 40% hardwood bottom in the alluvial soils along Cibolo Creek. Hardwoods include but are not limited to native pecans, live oaks, hackberry and elm trees.

MINERALS

Surface sale only.



33± Acres
Bexar County

MAP LINK

[Click here to view map](#)



33± Acres
Bexar County



**33± ACRES BEXAR COUNTY
14678 SCHMIDT CRAFT LANE
SCHERTZ, TX 78154**

Located off Schmidt Craft Lane approximately 4± miles SE of Schertz, 16± miles SW of New Braunfels, 22± miles NE of downtown San Antonio, 40± miles SE of Boerne, 62± miles SW of Austin and 184± miles SW 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](#)

Robert Dullnig
Broker Associate of Dullnig Ranches

dullnigranches.com
Phone: 210.213.9700
Email: dullnigranches@gmail.com

6606 N. New Braunfels
San Antonio, Texas 78209

DR
DULLNIG
RANCH SALES

 Kuper | Sotheby's
INTERNATIONAL REALTY

Kuper Sotheby's International Realty is an RBFCU company © MMXVII Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC.