

Suttle and Company Real Estate

Prop #20

**145 Ac, Ab# 449, Svy # 661, Uvalde County
Knippa, Tx 78870**



*“Your Real Estate
Professionals”*



Attributes

- Great Location
- Ag Exempt
- No Improvements



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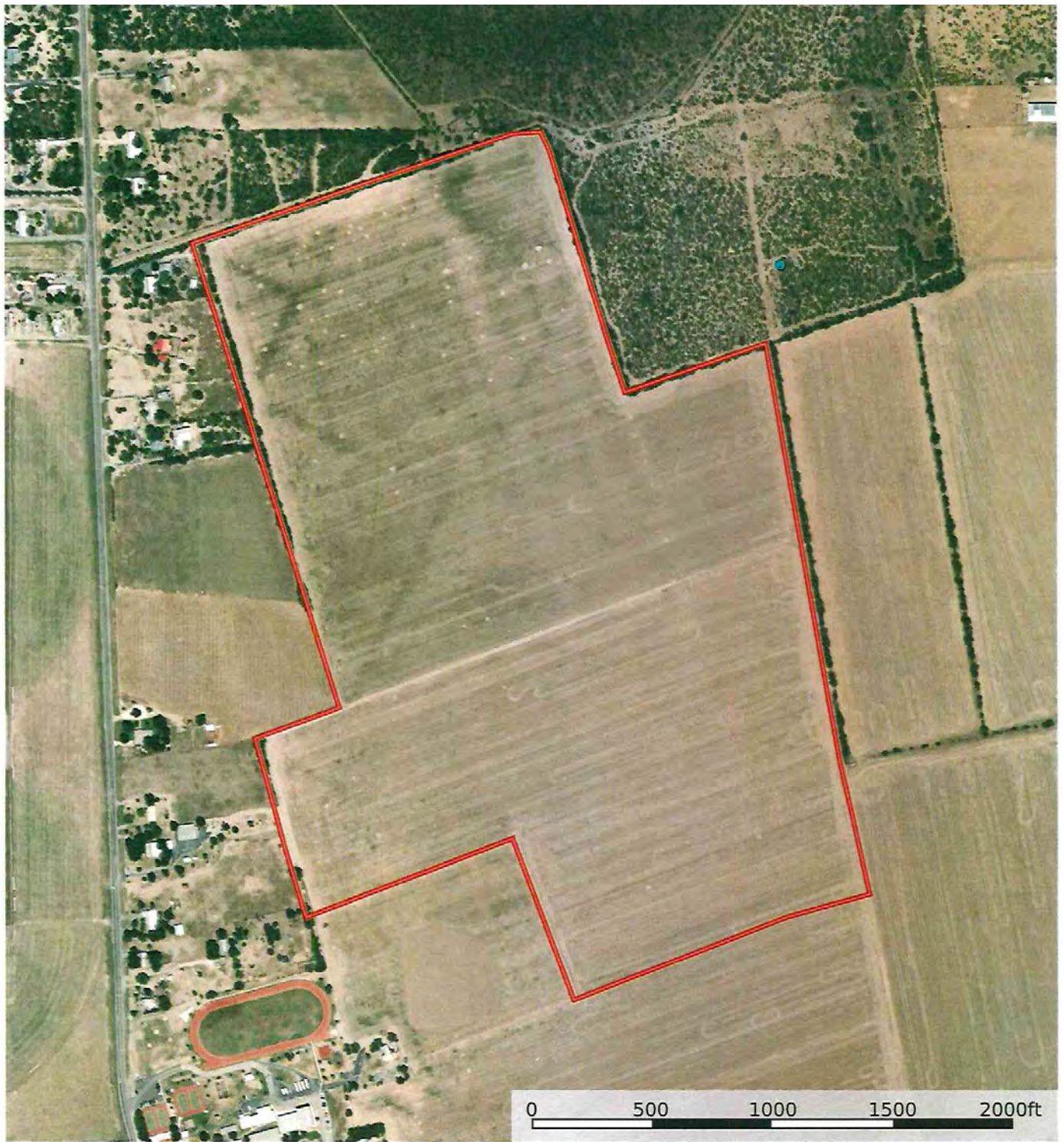
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This 145-acre property is currently a dryland farm that is contiguous to the east side of the Knippa ISD campus. Access is provided by extensive frontage along the south side of CR 345, and by an easement off Kessler Street that passes through the east side of the campus. It is currently in cultivation and is subject to a ground lease until September of this year. This is an ideal property for continued use as a dryland farm, but it also has a huge potential for development purposes. Electricity is present on site, and city utilities can be brought to the site at the expense of the developer. List Price: \$850,000



0 500 1000 1500 2000ft

Boundary Crude Oil Natural Gas Other Water Wells

