



# Madd Ox Farm

13700 Miller Rd, Saint Hedwig, TX 78152

16.545 Acres

\$499,500



## BARN & CORRALS

## LIVING QUARTERS

## IMPROVED PASTURE

Madd Ox Farm is fully fenced, ag exempt, and the perfect size for a “just out of town” corner farm. Build a new home on this manicured property or expand on the living area in the main barn for a weekend “city escape.” This very manageable farm has lush green Coastal Bermuda pasture with a wet-weather creek spilling into a half-acre pond with bass, catfish and perch. A beautiful mott of century-old live oaks is on the south corner, and native pecans are dotted across the barnyard and pasture. The land slopes down from the automatic gated entrance and barn area. Approximately 10 acres are in the 100-year floodplain.

The main barn/living quarters is 32 x 40 ft. The storage area is partially insulated and perfect for a large workshop or can potentially be converted into more living area for a nice barndominium. Currently the interior living area is approximately 300 sq. ft. It includes a large bathroom, closet, tile flooring, mini-split A/C and heater, washer and dryer connections, outdoor vegetable sink, and a three-vehicle carport. Utilities include 200-amp electric service, East Central SUD water line, and a septic system. The 20 x 45 ft. livestock barn with covered pens includes an equipment shed and tack/feed room. The working pens come equipped with a squeeze chute and multiple gates for sorting livestock. There is a 10 ft. diameter water trough and solar-powered LED lights for feeding. The 20 x 25 ft. storage barn is attached to concrete curbing with compacted limestone base on the interior and a concrete approach. The fully fenced property also includes a remote-operated gated entrance with heavy duty cattle guard, a concrete driveway, horseshoe pits, and a beautiful 50 x 80 ft. garden mixed with natural soil and 40 yards of composted material sure to grow delicious veggies. The barnyard has approximately 550 ft. of irrigation lines with many convenient stub-up insulated faucets for watering the yard, garden area, and cattle pens.

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**Kendrick Baros**

Realtor® - Land Specialist

kendrick@grandlandco.com

(361) 212-2892



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## TREES

Live Oak  
Pecan

## GRASSES

Coastal Bermuda  
Native grasses

## SHRUBS

Mostly cleared

## WATER

Half-acre pond  
Wet-weather creek  
Water well

## WILDLIFE

Whitetail deer  
Dove  
Songbirds  
Bass, catfish, perch  
Small mammals

## UTILITIES

Electricity  
Water well  
Septic system

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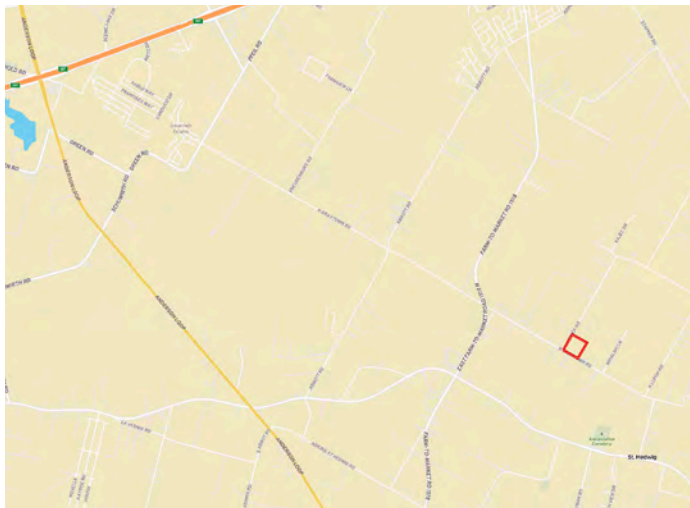
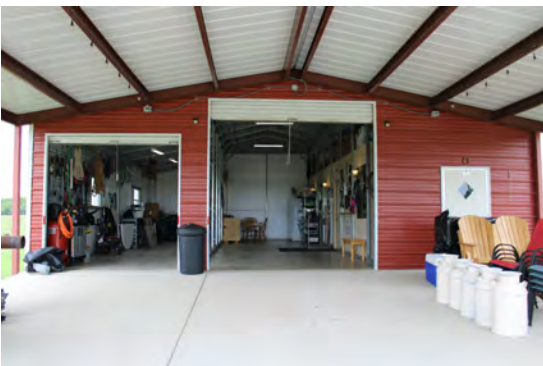


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## LOCATION

Located in the city limits of St. Hedwig in Bexar County. 21 miles east of downtown San Antonio, 25 miles to San Antonio International Airport.

## DIRECTIONS

From San Antonio take I-10 east, exit Loop 1604 and turn right, in 3.5 miles turn left onto FM 1346, in 2 miles turn left onto FM 1518, turn right onto N Graytown Rd, turn left onto Miller Rd, property on the right.

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 Boundary





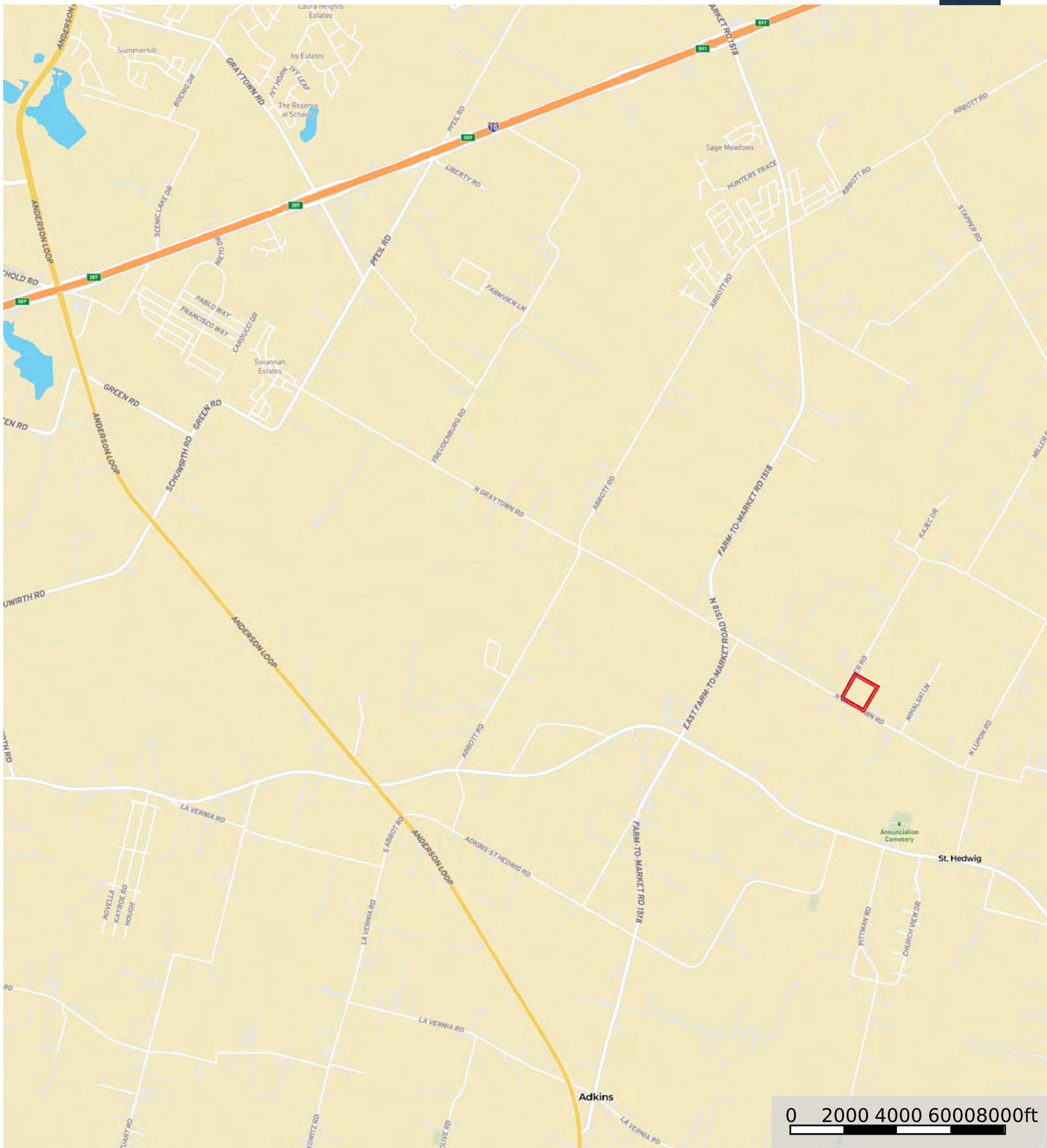
Boundary



Neighbor Boundary

# 13700 Miller Rd, Saint Hedwig, TX 78152

Bexar County, Texas, 16.545 AC +/-



Boundary