



Aviators Oasis

1917 FM 1681, Stockdale, TX 78160

171.2 Acres

\$1,650,000



AIRSTRIP & HANGAR | MAIN & GUEST HOUSE | WORKSHOP | IMPROVED PASTURES

Fly into your ranch, park the plane in the hangar, and start your next hobby project! This one-of-a-kind country compound includes an airstrip, hangar, workshop, main home, guest house, and acres of irrigated pastures. The wooded back acreage, giant oak trees, and ponds add to this diverse property located halfway between Stockdale and Seguin, just two miles off SH 123. Owner financing available.

The workshop/hangar improvements can be used for both farm & ranch and aviation repair, and all buildings sit on 6-inch commercial grade concrete foundation. The large 80 x 100 ft. building includes a clean room, an enclosed paint tent, and a separate 20 x 60 ft. office building with a 10 x 40 ft. covered porch. The main shop has 6,400 sq. ft. of enclosed insulated area with two 14 ft. and two 10 ft. rollup doors and a 60 x 18 ft. sliding door. The secondary building is 65 x 100 ft. with 4,625 sq. ft. enclosed and insulated with one 10 ft. and two 14 ft. rollup doors. Including a covered breezeway between the buildings, there is a whopping 20,800 sq. ft. under roof! The tractors and construction equipment are negotiable. The improved grass runway is 60 x 3,300 ft.

The 2016 built modular home has 3 beds, 2 baths, and 2,280 sq. ft., surrounded by 867 sq. ft. of covered cedar porches and is connected to a 30 x 40 ft. three-car garage with a 5 x 31 ft. covered walkway. In the back is a 20 x 20 ft. outdoor kitchen that includes hot water, refrigerator, ceiling fan and brick barbeque, as well as a 15 x 30 ft. in-ground pool surrounded by stamped concrete. The guest house is a 16 x 76 ft. trailer house surrounded by trees on the edge of the woods and is completely self-sufficient and private.

The front 70 acres of improved coastal Bermuda are irrigated. The remaining acreage is partially improved and unimproved pastures dotted with post oak and live oak, along with a dense wooded area at the back. The property is set up for cattle with working pens, water troughs, great perimeter fencing, and cross fencing. There are a total of four ponds on the property. Three water wells produce quality water and are powered by solar, electricity, and diesel generator backup. These wells pump into a 6,000-gallon storage tank, and the entire system runs trouble free and operates efficiently with virtually no maintenance. The property is currently qualified under the Agricultural tax valuation.

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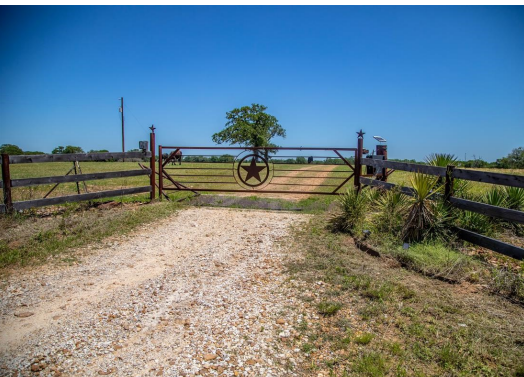


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WATER

4 Ponds

3 Wells

6,000 Gallon Storage

Solar Water System

TREES

Post Oak

Live Oak

PASTURES

Coastal Bermuda

Irrigated

WILDLIFE

Whitetail Deer, Hogs,
Bass, Catfish, Song-
birds

UTILITIES

Water Well on Property | Electricity on Property | Septic On Property

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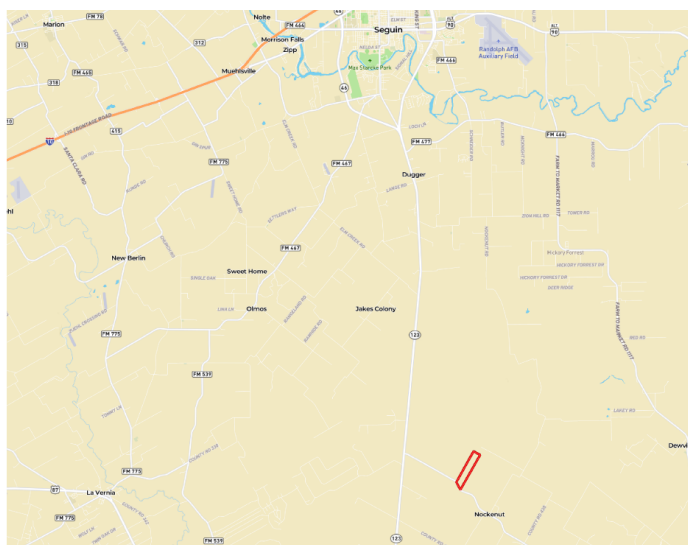


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LOCATION

Wilson County

15 Miles to Seguin

DIRECTIONS

Take I-10 to Seguin, turn south on SH 123, in 14 miles turn left onto FM 1681. Continue on Fm1681 for 2 miles. Gated entrance on the left.

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