



Ecletto Creek Farm

3546 FM 1681, Stockdale, TX 78610

132.57 Acres

\$1,029,375



SEASONAL CREEK



GRAZING



FARMHOUSE

HUNTING

This unrestricted 132.57 acre property is great for cattle, hunting, a homestead, or weekend getaway. Improvements include a large metal building, small farmhouse, cattle pens, and all utilities in place. The gorgeous landscape includes an expansive pasture filled with wildflowers in the spring, mature oak trees, and seasonal Ecletto Creek running through the wooded southeast corner.

The sandy soil in the open pasture provides a great terrain for native grasses and potentially improved grasses. A perfect home site exists between mature live oaks next to the existing utility building which could be used as a future garage or barn. A pond is located near the front, and a water well services the house. A large portion of the property lies within the 100-year floodplain. Hunting is permitted. Lots of whitetail deer and hogs reside in the thick woods and travel the lower creek side. The neighbor currently leases the property for cattle grazing.

The 1,500 sq. ft. metal storage building near the middle of the property has a concrete floor, roll-up doors, and is completely insulated. The old farmhouse near the front is now used as a hunting cabin. It is 632 sq. ft. with 1 bed-room, 1 bathroom, kitchen, living area, and 136 sq. ft. screened in and covered porch. There is an all-weather road leading from the nearly half-mile of FM 1681 frontage back to the barn. The large pasture is completely fenced for cattle, while the eastern border is currently marked with t-posts at the boundary and a fence will be needed to complete the perimeter.

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TREES

Walnut, Blackjack
Post Oak, Live Oak
Elm, Pecan, Yaupon

GRASSES

Native & Improved
Grasses

IMPROVEMENTS

1500 sqft Storage Building
632 sqft Farmhouse
Cattle Pens

WATER

Seasonal Creek
Pond

WILDLIFE

Whitetail Deer
Feral Hogs

UTILITIES

Water Well
Electricity On Site

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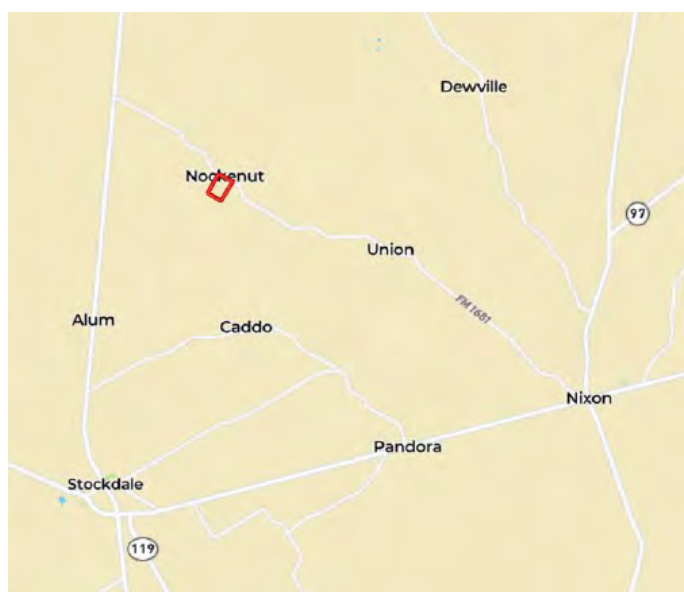
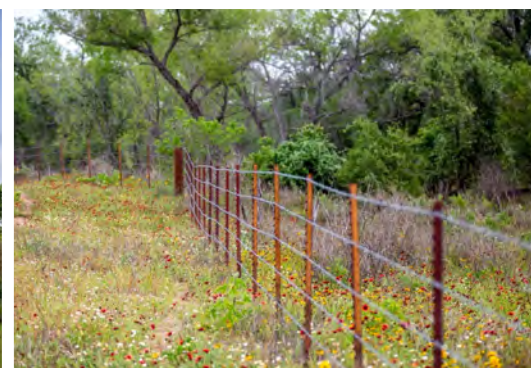


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LOCATION

Wilson County

11 miles to Nixon

13 Miles to Stockdale

18 Miles to Seguin

DIRECTIONS

From Stockdale, head northwest on TX-123 N for 9.6 miles, Turn right on FM 1681. The property is 3.3 miles from US TX-123 on the right.

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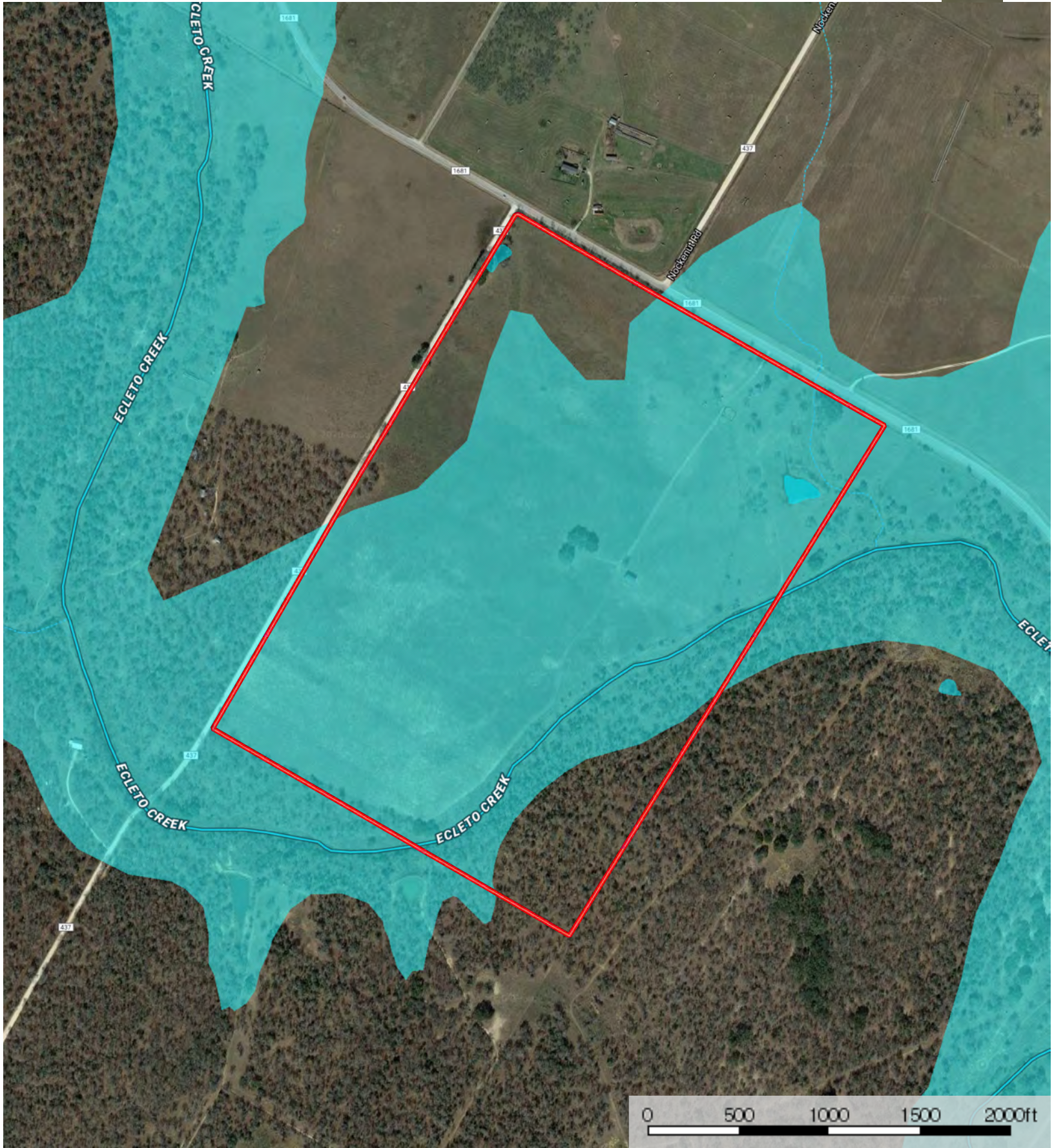
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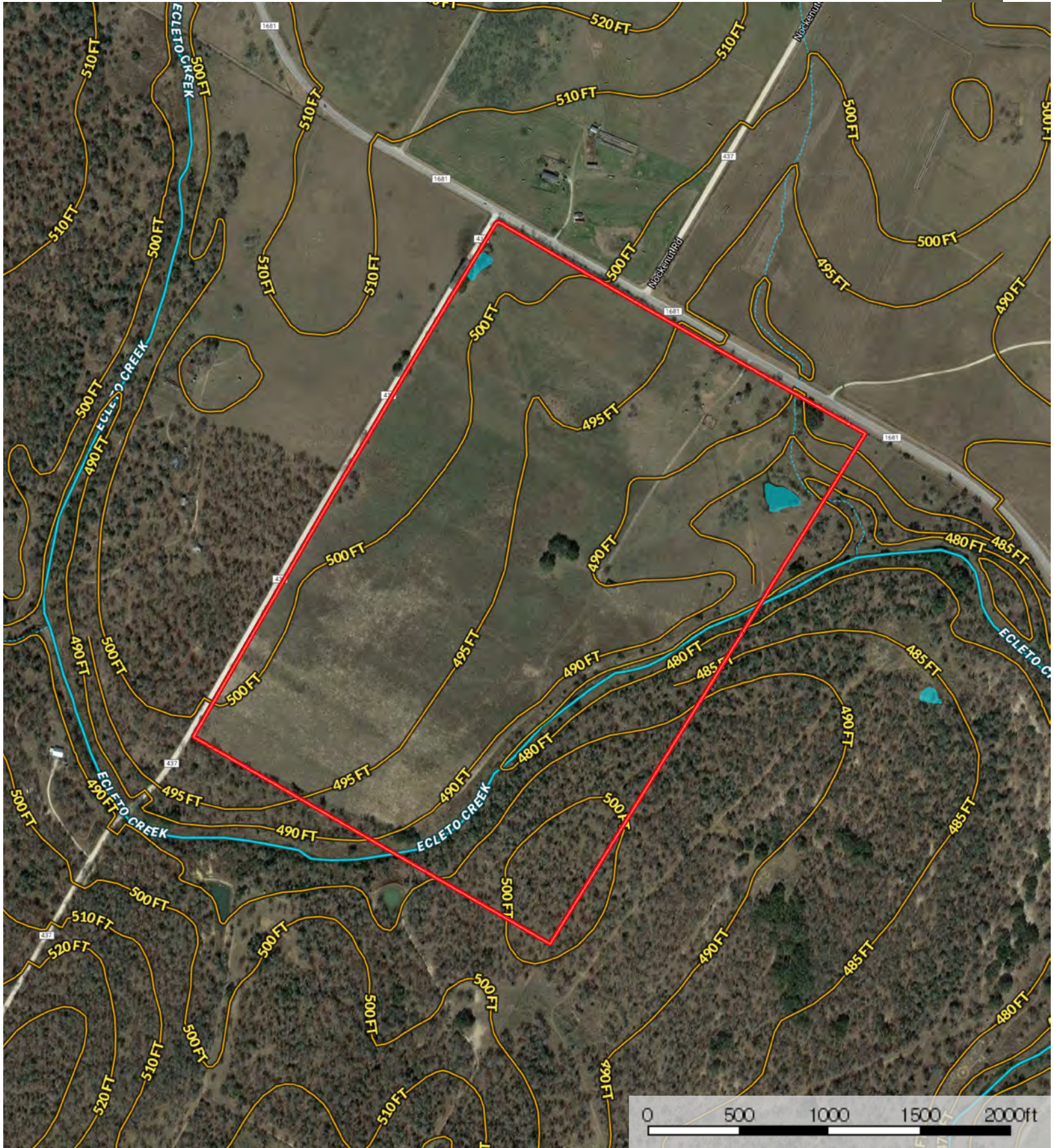
 Boundary  Stream, Intermittent  River/Creek  Water Body



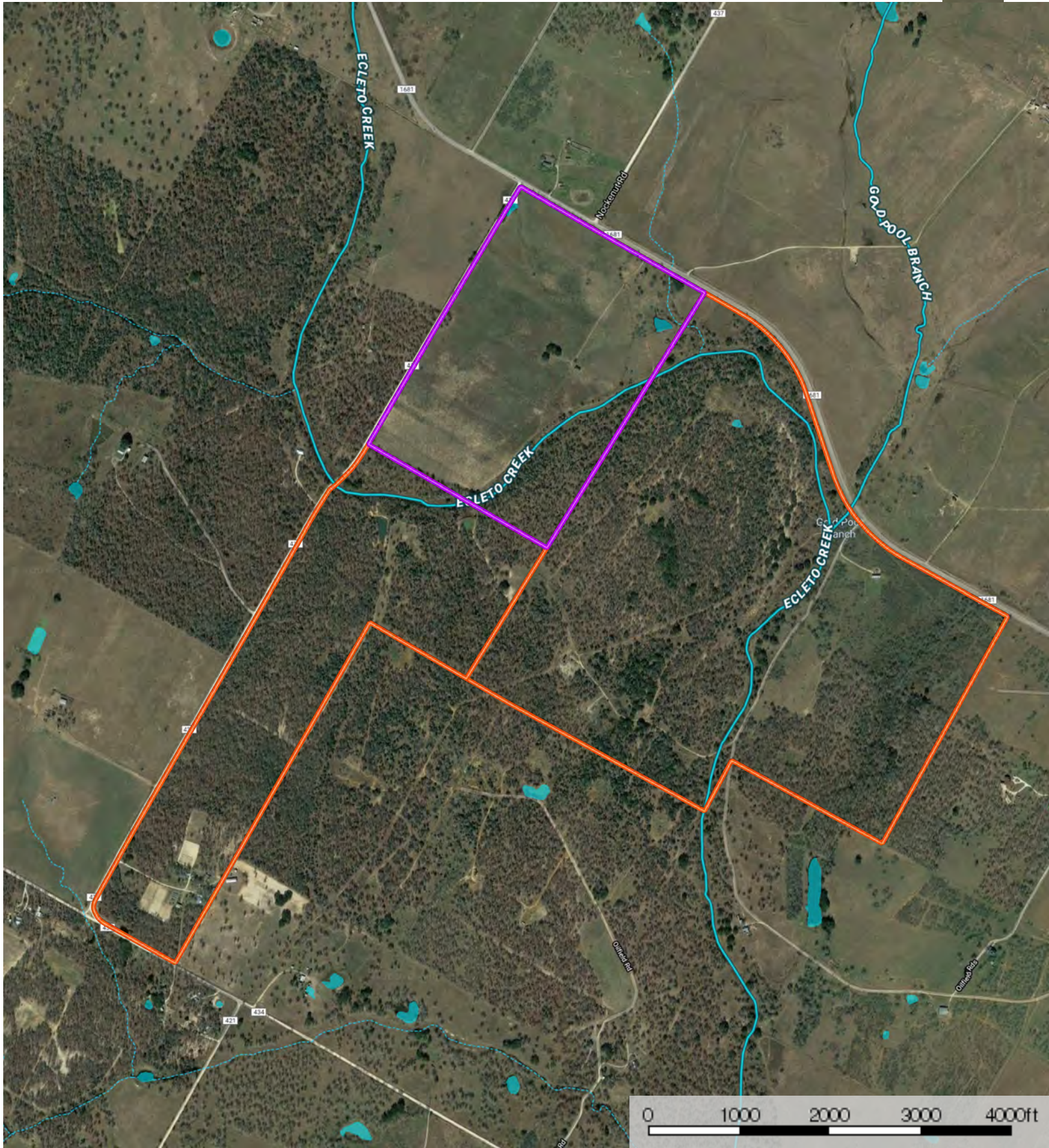
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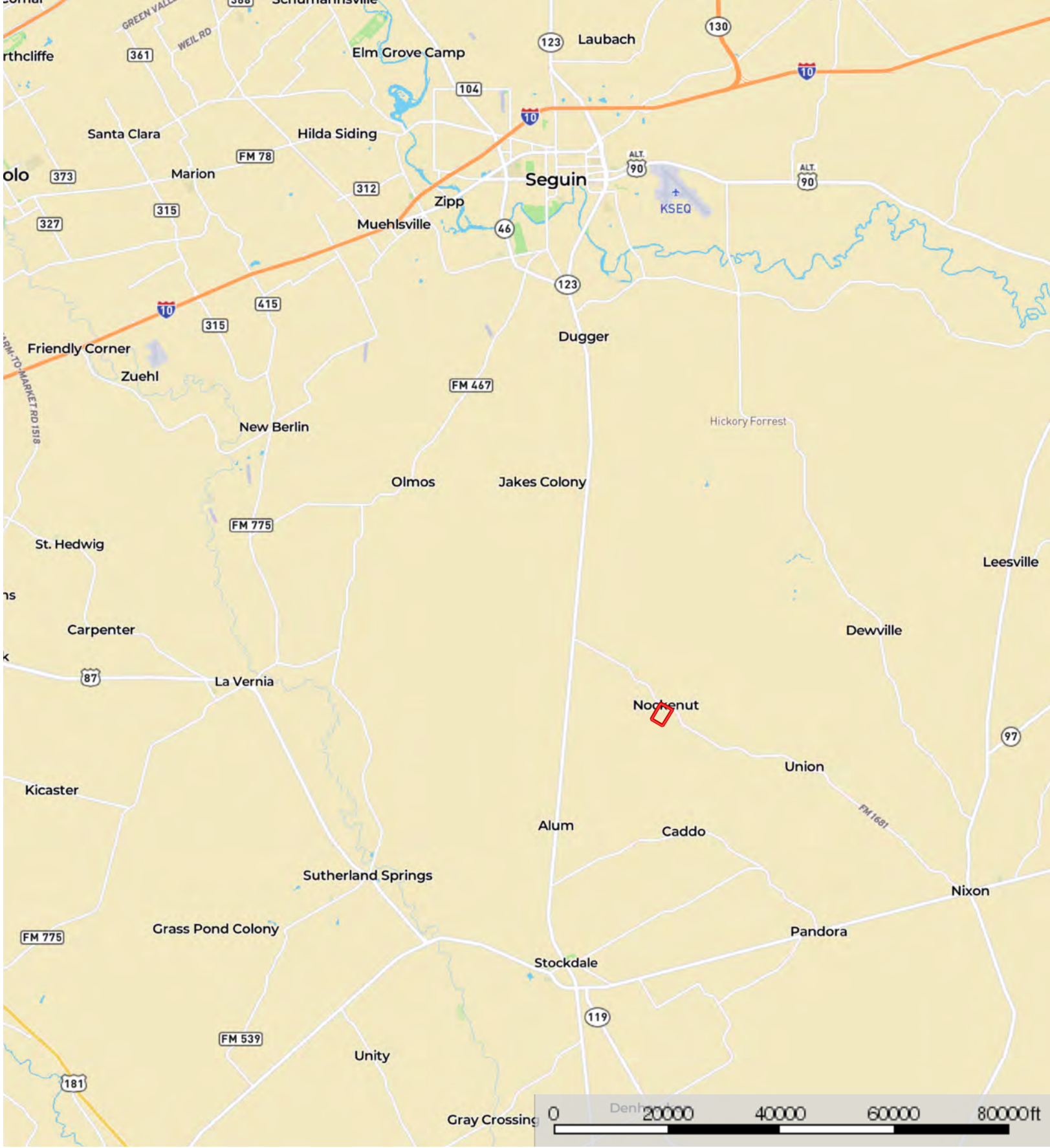
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included
- Stream, Intermittent
- River/Creek
- Water Body



 Boundary  Stream, Intermittent  River/Creek  Water Body



- Subject Property
- Neighbor Boundary
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



Boundary