



La Vernia Country Haven

6068 FM 775, La Vernia TX 78121

35.7 Acres

\$769,900



SCENIC HOMESTEAD RV PARKING BARNDOMINIUM PAVILION WATER FEATURE

A wonderfully lush property secluded just out of sight and off the road is ornamentally decorated with the perfect mix of mature trees and shrubs around the cozy home site creating a peaceful homestead with the option for raising livestock and enough room to spread your wings.

This country showplace property begins with the entrance on FM 775 and leads down a driveway of recycled asphalt next to a picturesque pond with water feature. From that point you proceed over the second cattle guard to the comfortable 1672sqft metal 2 bed, 2 bath Barndominium style home built in 2006. The many windows throughout the open style living room and kitchen reveal the varied species of birds, trees, and animals living around the property. The office with high speed internet provides a perfect place to work from home and the extra-large garage provides for two full size cars with plenty of room to spare for freezers, shelves, and storage galore. Just outside the home is a 360sqft covered pavilion equipped with a concrete floor and outdoor sink with running water. There is also a 1200sqft covered detached garage and carport providing parking for a Class A motorhome/ RV with full hook ups and 50amp capability. This building also includes a complete lavatory/toilet and a loft inside for extra storage. A two-sided pole barn provides cover for tractors, implements, various farm equipment and square hay bales. The cattle pens have multiple gated entrances and solid welded pipe for the corral and chute. A small smoke house is located on the property for production of your favorite smoked meats.

The 35.7 acres is about 70% wooded with Post Oaks and Hickory Trees and 30% open pasture with Coastal Bermuda as the major grass. Most of this secluded property sits 865 ft back from FM 775 with the back portion of the property also having access to CR 328. The lush garden area around the home compound is approximately 3 acres of irrigated St. Augustine carpet grass with various ornamental shrubs and plants throughout. The land is divided with cross fencing into separate traps for cattle with access to livestock water in each. The back third of the property contains an 8-acre hayfield comprised of Tifton and Coastal Bermuda.

The seller believes to own 1/8th of the mineral estate and will convey with an acceptable offer. The property is currently qualified under the Agricultural tax valuation. Light restrictions apply, see agent for details.

Copyright 2020 Grand Land Realty, LLC

The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



Kendrick Baros

Realtor® - Land Specialist

kendrick@grandlandco.com

(361) 212-2892



La Vernia Country Haven

6068 FM 775, La Vernia TX 78121

35.7 Acres

\$769,900



TREES

Post Oak

Hickory

Palm

GRASSES

Coastal Bermuda

Tifton

St Augustine

SHRUBS

Ornamental

WATER

3 Ponds

Water Well Irrigation

WILDLIFE

Whitetail Deer

Dove

UTILITIES

Rural Water Supply

Electricity On Property

High Speed Internet

Copyright 2020 Grand Land Realty, LLC

The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.

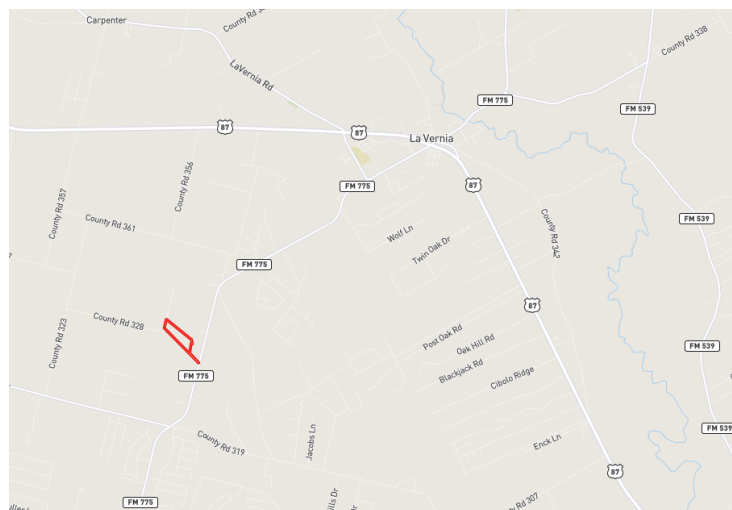


Kendrick Baros

Realtor® - Land Specialist

kendrick@grandlandco.com

(361) 212-2892



LOCATION

Wilson County

4 miles to La Vernia

17 Miles to Floresville

30 Miles to Downtown San Antonio

DIRECTIONS

From La Vernia, head southwest on FM 775. Property is 4.4 miles from La Vernia on the right. Sign on property.

Copyright 2020 Grand Land Realty, LLC

The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



Kendrick Baros

Realtor® - Land Specialist

kendrick@grandlandco.com

(361) 212-2892

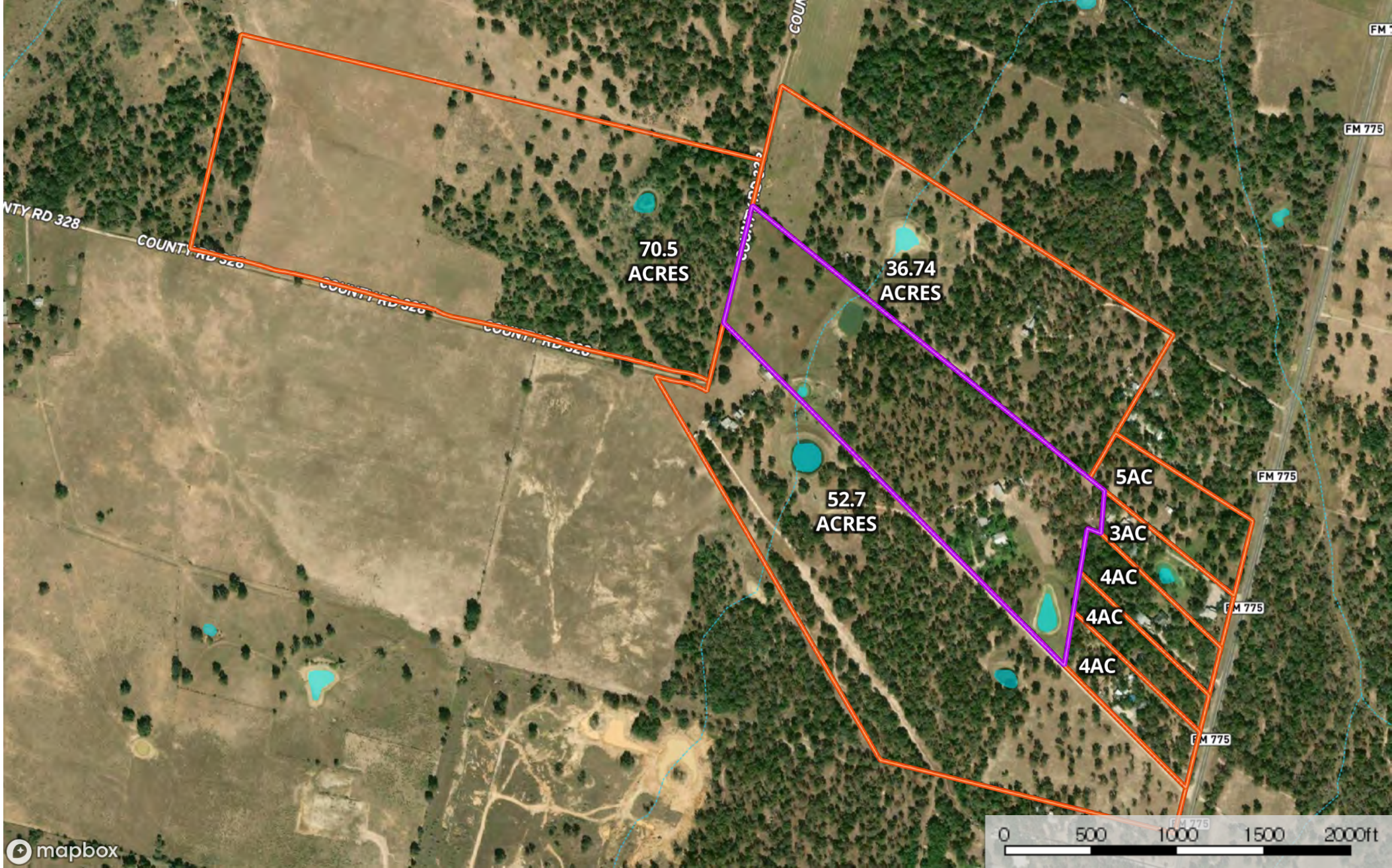


Boundary

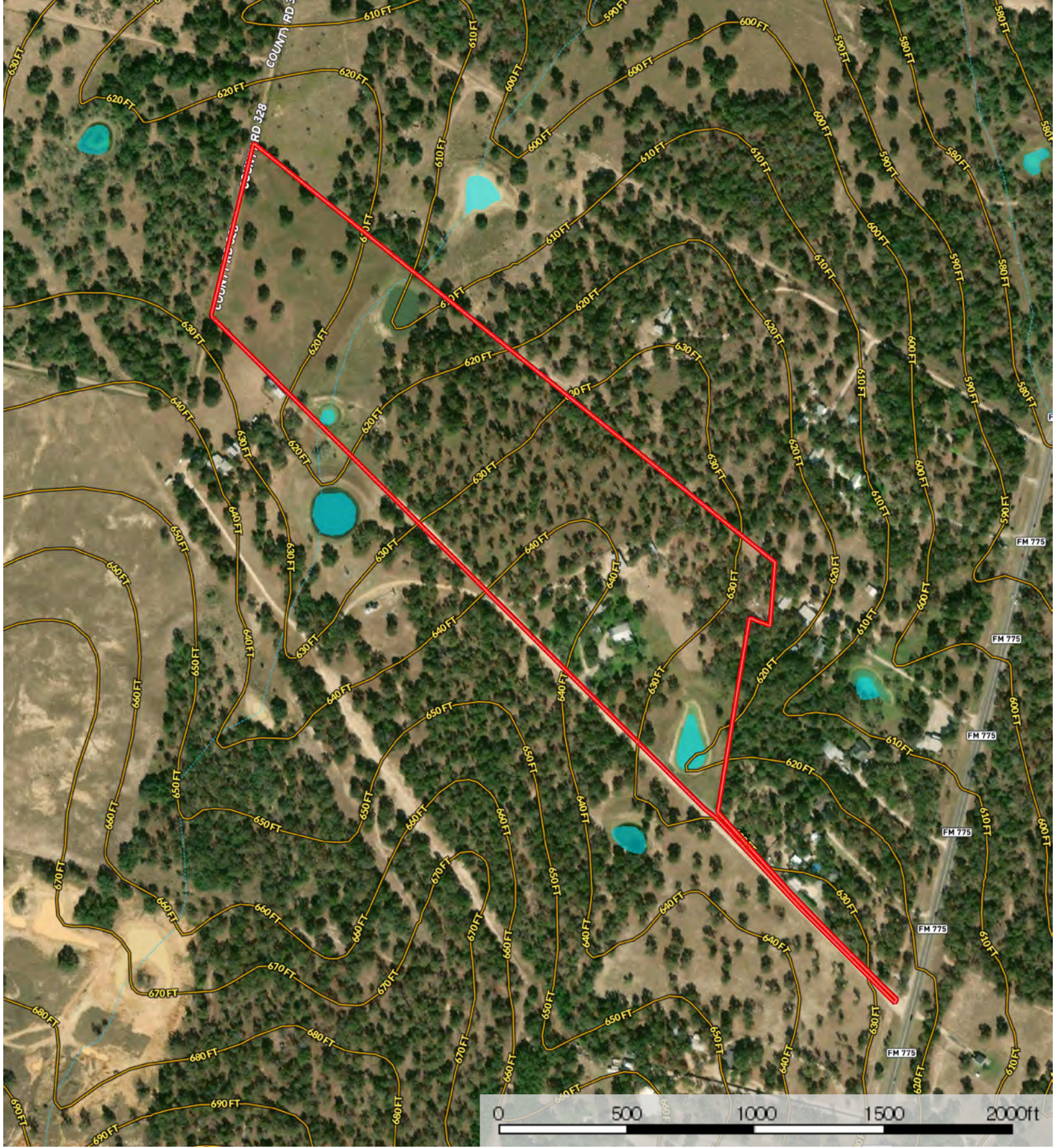
Stream, Intermittent

River/Creek

Water Body



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



Boundary

Stream, Intermittent

River/Creek

Water Body

**Grand
LAND
COMPANY**

**Grand
LAND
COMPANY**



**Grand
LAND
COMPANY**