



PANDORA PEARL RANCH

TBD Hwy 87, Stockdale, TX 78160

55.70 Acres

\$445,488



GRAZING

RECREATION

1500 SQFT METAL BUILDING

MINERALS

The native pasture provides loads of grass for your herd while keeping the taxes low with the existing Ag valuation. The water meter and underground water along the highway, along with very accessible electricity make it an excellent candidate for a small home development just out of town. The natural brush, trees, stock pond, and abundant food sources throughout the property make for a perfect habitat for a wonderful hunting paradise as well. The many trails also give the ATV enthusiast endless hours of riding pleasure. There are so many options for this blank canvas of a property; it just needs an artist.

The grasses are abundant throughout, lining the many trails throughout the property. The dominant trees are mesquite along with several majestic oaks. A game pond located on the west side of the property, still holding water in the sweltering August sun, provides a water hole for the abundant wildlife. New survey attached.

The 1,500 sq. ft. metal building can be used for a workshop, hunting cabin, or storage. It previously had a working bathroom with a sink and shower, but has been dormant for several years. There are two garage doors for tractor and trailer storage on the front of the building. The perimeter fences are in good shape on three sides of the property. An old windmill water well is behind the pond dam. The piping is still in place, but the windmill has fallen over. Power lines run to the metal building in the front quarter of the property. A water line along the road frontage is in place along with a water meter.

The seller is offering 25% of the mineral rights with a full price offer. There is recent oil production in the area. An agricultural tax valuation is in place, keeping the carrying costs low.

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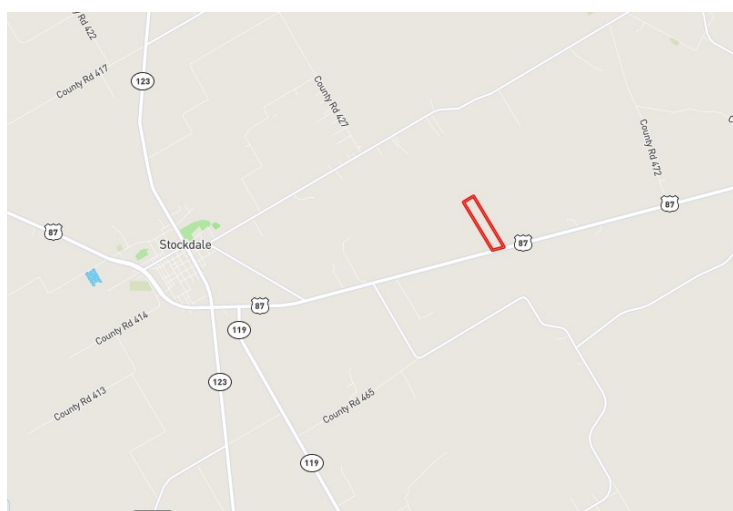
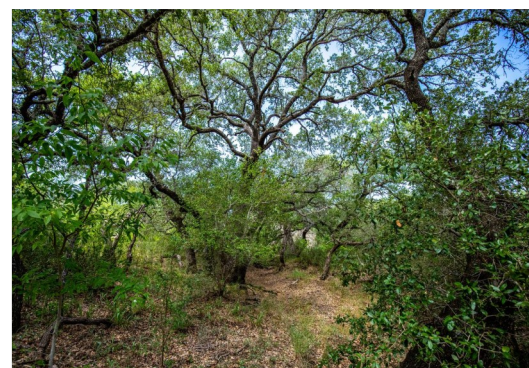


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LOCATION

Wilson County

4 miles to Stockdale

8 miles to Nixon

29 miles to Seguin

45 miles to downtown San Antonio

DIRECTIONS

From Stockdale, Head west on HWY 87. Property is located 4.4 miles on the left.

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