



# **Farris Ranch**

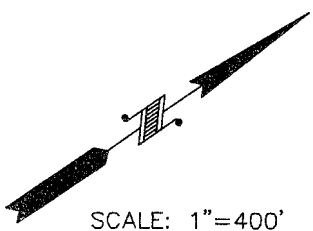
**84+/- Ac.**

**Wilson County**

An amazing hunting/weekend getaway, less than an hour from San Antonio. This ranch has everything you'd want in a hunting place. From a comfortable ranch house to a stocked fishing pond, to a BBQ pavilion to blinds and feeders and everything in between. This turn-key ranch is ready to be enjoyed, with very little work needed. Housing improvements consist of a nice, clean, 2 bed 1 bath ranch house with a large living room and kitchen, and wonderful covered wrap around porch. The main house had a new roof put on in 2025. Along with the house, there are two cabins, a 1 bed 1 bath, and a 2 bed 1 bath, for extra family and guests. The house and cabins are situated around an awesome covered BBQ pavilion with fire pit. It is the perfect place to sit with a cold drink and talk about the day's hunt. Right next to the house is a well fed pond and cowboy trough, both great places to beat the heat of the Texas summer. The house cabins and pond are all fenced in the southeast corner of the property, allowing you to hunt as much of the property as possible. Just across the field house there is another 1/2 acre pond that is water well fed and stocked with fish, and has a floating boat dock. There is a third pond in the back of the property, offering multiple watering spots for the wildlife. The ranch is dissected by a wet weather creek, which is the perfect "highway" for wildlife. Due to the diverse vegetation, that ranges from hardwoods to mesquite, along with a good combination of heavy cover to open areas, along with the ponds, it's no wonder this is such a great hunting place. Hunters have the opportunity to take white-tail deer, wild pigs, dove, turkey and coyotes. There are two feeders and hunting blinds that convey.

Other improvements the property has to offer are two water wells, fully enclosed wood barn, two covered areas for packing equipment and vehicles, and a shipping container for additional storage. The John Deere 5045D tractor with front bucket and 6' shredder convey with the sale of the property.

This place has it all, all you need is your gun and your toothbrush.



SCALE: 1"=400'

JOHN SAUNDERS, ET AL  
TRACT 2  
59.33 ACRES  
VOLUME 1539, PAGE 780

JOHN SAUNDERS, ET AL  
TRACT 1  
59.33 ACRES  
VOLUME 1539, PAGE 780

N 27°48'07" E 1431.68'  
(N 28°30'00" E 1431.54')

TRACT 3

FENCE  
IN 0.5'

HARRY LOTT, JR., ET UX  
100 ACRES  
VOLUME 1032, PAGE 789

3696162.6 SQ. FT.

SUBJECT PROPERTY  
3,696,163 SQ. FT.  
84.852 ACRES

ROLAND L. TALLEY, JR., ET UX  
193.00 ACRES  
VOLUME 1145, PAGE 254

(N 62°10'14" W 2793.87')  
(N 61°30'00" W 2793.89')

TRACT 4

(S 55°22'11" E 3014.79')  
(S 56°02'21" E 3015.47')

APPROX. LOCATION OF  
PIPELINE

ONE STORY  
WOOD  
METAL  
SHED  
METAL  
BLDG.  
WOOD  
SHED

DIRT  
DRIVE

S 38°13'48" W 1128.13'  
(S 38°54'02" W)

FENCE  
IN 1.4'

P.O.B.

FENCE  
IN 1.9'

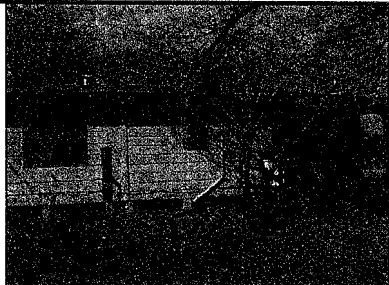
THIS PROPERTY IS SUBJECT TO RESTRICTIVE  
COVENANTS, EASEMENTS, AGREEMENTS, AND/OR  
SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME  
680, PAGE 139, DEED RECORDS, WILSON COUNTY,  
TEXAS.

COUNTY ROAD 476  
(40' R.O.W.)

THIS SURVEY IS ACKNOWLEDGED  
AND IS ACCEPTED:

NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48493C, Panel No. 0225 C, which is Dated 11/26/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. This flood zone identification is this surveyor's interpretation, which may or may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtm>.



Property Address:

1591 COUNTY ROAD 476

Property Description:

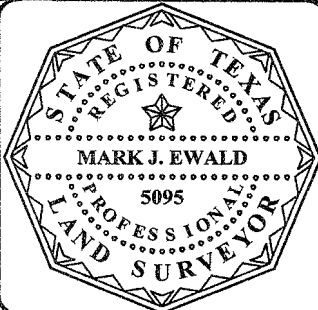
Being 84.852 acres of land, more or less, and being all of that 25.45  
acre Tract 3 described in a Deed recorded in Volume 1067, Page 565,  
Deed Records of Wilson County, Texas, and all of that called 59.39  
acre Tract 4 described in a Deed recorded in Volume 680, Page 139,  
Deed Records, Wilson County, Texas, said 84.852 acres being more  
particularly described by metes and bounds attached hereto.

Owner:

E & K FARRIS FAMILY PARTNERSHIP, LTD.

LEGEND

- = 1/2" IRON ROD TO BE SET
- = END 1/2" IRON ROD
- ( ) = RECORD INFORMATION
- ⊕ = ELECTRIC METER
- ⊙ = POWER POLE
- ⊞ = PROPANE
- x— = WIRE FENCE
- ⊕ = WATER WELL



I, MARK J. EWALD, Registered Professional  
Land Surveyor, State of Texas, do hereby  
certify that the above plat represents an  
actual survey made on the ground under my  
supervision, and there are no discrepancies,  
conflicts, shortages in area or boundary  
lines, or any encroachment or overlapping of  
improvements, to the best of my knowledge  
and belief, except as shown herein.

*Mark J. Ewald*

MARK J. EWALD

Registered Professional Land Surveyor  
Texas Registration No. 5095

**Westar  
Alamo**

LAND SURVEYORS, LLC.

P.O. BOX 1036 HELOTES, TEXAS 78023-1036  
PHONE (210) 372-9500 FAX (210) 372-9999

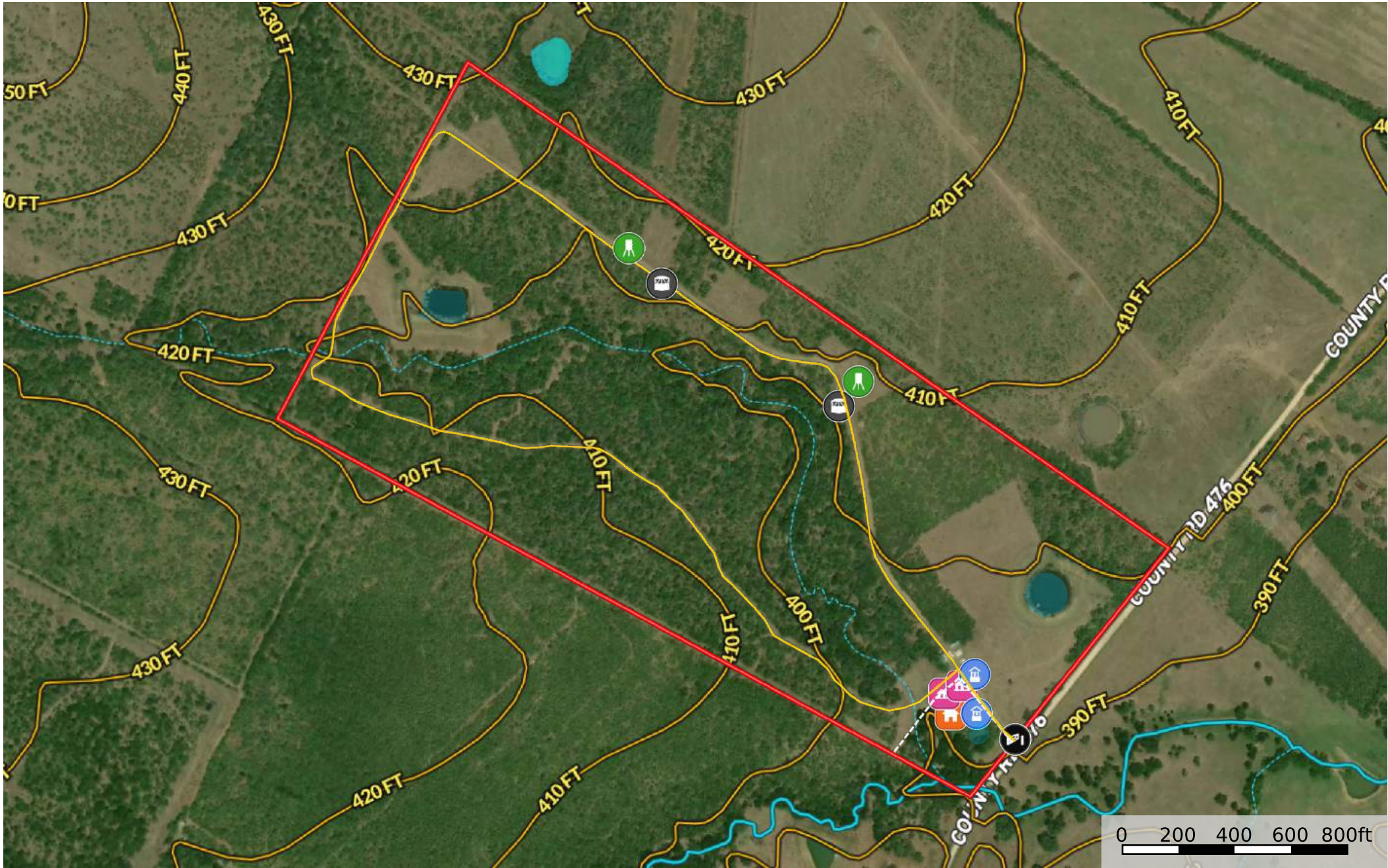
DRAWN BY: KMK

TITLE COMPANY: TITLE EXPRESS

DATE: 12-10-10

G.F. NO. 2010-11-0587 JOB NO. 49285





- Gate
- Well
- Cabin
- House
- Blind
- Feeder
- Primary Road
- Fence
- Pond / Tank
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body