

HERMOSOS ROBLES RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

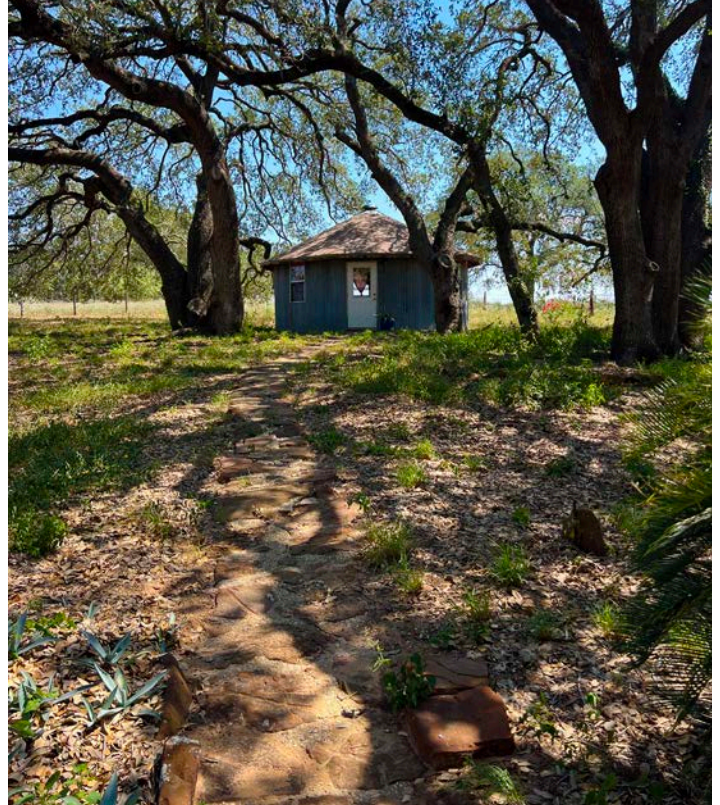
Tucked away at the end of a quiet county road, Hermosos Robles Ranch offers unmatched privacy and the quintessential South Texas landscape less than 45 minutes from San Antonio. The land is defined by gently rolling hillsides, sandy soils, and majestic Live Oak trees that create a stunning backdrop for both recreation and ranch life.

IMPROVEMENTS

The ranch is well-appointed with practical and comfortable improvements, highlighted by a 1,110± square foot main home featuring an open-concept layout with 2 bedrooms and 2 bathrooms. A wrap-around porch frames the home, offering sweeping views of the rolling countryside and the perfect place to unwind. Additional structures include a versatile three-sided storage barn, ideal for equipment or hay, and an older horse barn that adds both character and utility for livestock or future equestrian use. For guests, a creatively repurposed grain silo has been transformed into unique guest quarters, blending rustic charm with modern comfort. All power to the property is buried underground, maintaining its natural beauty.

275± Acres

Wilson County



275± Acres
Wilson County



WATER

The ranch is well watered with one reliable water well that supplies the main house as well as several troughs positioned throughout the pastures. A pond, located near an old windmill, holds water year-round and serves as a dependable resource for both livestock and wildlife; while the windmill is not currently operational, it could be reworked if desired. In addition, a larger tank is situated within one of the ranch's natural drainages and, although currently dry due to drought conditions, offers strong potential for restoration as an additional water feature.

VEGETATION

The terrain of the ranch features gently rolling hills underlain with sandy soils, providing both beauty and versatility. The land is blanketed with predominantly native grasses and seasonal wildflowers, well-suited for grazing or wildlife habitat, and accented by huge scattered Live Oaks that give the property its classic South Texas charm. In addition, pockets of native brush provide excellent cover for wildlife. Several natural creek drainages meander through the ranch, offering ideal sites for the development of a large pond or water feature to further enhance both recreational and ranching potential.

WILDLIFE

The ranch supports an impressive array of wildlife, making it a true sportsman's paradise. Native species such as whitetail deer, Rio Grande turkey, feral hogs, coyotes, bobcats, and raccoons are abundant throughout the property, supported by the diverse mix of grasses, brush, and oak cover. In addition, the ranch lies along migratory routes that bring seasonal populations of mourning doves, songbirds, and the occasional flights of waterfowl, offering year-round opportunities for both hunting and wildlife observation.

275± Acres

Wilson County

TAXES

\$1,731.42

MINERALS

See broker for details

MAP

[Click here to view map](#)



 Boundary

275± Acres
Wilson County



**275 ± ACRES
WILSON COUNTY
1650 COUNTY ROAD 112
FLORESVILLE, TX, 78114**

The property is located at the end of County Road 112 in Floresville, Texas, approximately 40± miles south of Downtown San Antonio, 105± miles southwest of Austin, 197± miles southwest of Houston, 20± miles south of La Vernia, and 24± miles northeast of Pleasanton.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

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