

# **\$1,995,000 - Tbd Cr 476, Stockdale**

MLS® #2037724

---

## **\$1,995,000**

0 Bedroom, 0.00 Bathroom,  
Farms and Ranches on 212.00 Acres

N/A, Stockdale, TX

This 212 +/- acre ranch is just 45 minutes from San Antonio and 1 hour 20 minutes from Austin. It is well-suited for many potential uses with its proximity, magnificent road frontage, seclusion, electricity, terrific water wells, and an ideal rectangular shape. The multiple ponds provide ample watering holes for the local wildlife, while the electricity and road frontage make it easy to access and maintain. The acreage is also large enough to provide land for hunting and other outdoor activities.



### **WATER:**

Groundwater on this ranch is incredible, as evidenced by the 60 GPM and 20 GPM water wells onsite.

Along with the water wells, a lovely, stocked pond that is both visually appealing and practical is framed by numerous ancient heritage oaks. Several other stock ponds hold water during wetter months of the year.

### **TOPOGRAPHY/VEGETATION:**

This ranch offers gently rolling terrain, a mix of lush bottomland vegetation, mesquite flats, and extensive rolling grasslands. In many ways, this property is reminiscent of a South Texas hunting ranch with senderos cut through thick mesquite flats offering excellent hunting opportunities.

### **WILDLIFE:**

Native wildlife includes white-tailed deer,

turkey, hogs, ducks, dove, and various varmint species, while sandhill cranes fly over the ranch repeatedly during the winter months.

#### IMPROVEMENTS:

Improvements include electricity, two strong water wells, and a nice set of cattle pens near the front gate. There is an older home on the property and a barn near the entrance.

The information contained herein is understood to be accurate and reliable, but it is not guaranteed. Please verify all information before using the information contained herein for decision-making purposes.

#### Essential Information

ListingFeed	abor_vow
MLS® #	2037724
List Price	\$1,995,000
Sale Price	\$1,700,000
Sale Date	November 29th, 2023
Bathrooms	0.00
Acres	212.00
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

#### Community Information

Address	Tbd Cr 476
Subdivision	N/A
City	Stockdale
County	Wilson
State	TX
Zip Code	78140

#### Amenities

Utilities	Above Ground Utilities, Electricity Available
View	Pond, Pasture, Trees/Woods
Waterfront	Pond

### **Exterior**

Lot Description	Agricultural, Level, Many Trees
-----------------	---------------------------------

### **School Information**

District	Stockdale Isd
Elementary	Outside School District
Middle	Outside School District
High	Outside School District