

\$5,977,755 - 5614 N Us Hwy 181, Floresville

MLS® #7857914

\$5,977,755

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 379.54 Acres

N/A, Floresville, TX

This unrestricted 379.54 acres located just outside of Floresville between Abrego Lake Subdivision and Oak Fields Estates has plenty of room for development growth under the old live oaks. The beautiful pasture land of mostly coastal Bermuda and native grass currently serves as a hay cutting and cattle grazing operation. With direct access to Hwy 181 and close proximity to FM 775, it would make the perfect high-end subdivision in booming Wilson County. The two tracts of 252.11 and 127.43 acres are connected by an easement road across an additional 131 acres that is available for purchase separately, making the total amount of land potentially 510.54 acres. The ponds, seasonal creeks, and plentiful food sources on the property attract scores of whitetail deer and wild turkey which would make a gorgeous backdrop for any future development. The perimeter is entirely low fenced and there are two small sheds. Electricity and county water are available at the highway and on either side of the property. Including the easement, the property runs 2.85 miles from front to back with mostly level terrain. The ranch is approximately 60% open space/pasture and 40% wooded with mature live oaks and post oaks. Approximately 28 acres are in the 100-year flood plain due to three seasonal drainages that cross the property. The ranch will produce several hundred round bales of hay yearly while supporting several head of cattle. The access to Hwy 181 makes it the perfect development



opportunity for this high-growth area.
Agricultural tax valuation. No mineral rights
covey.

Essential Information

ListingFeed	abor_vow
MLS® #	7857914
List Price	\$5,977,755
Sale Price	\$4,867,850
Sale Date	April 12th, 2022
Bathrooms	0.00
Acres	379.54
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	5614 N Us Hwy 181
Subdivision	N/A
City	Floresville
County	Wilson
State	TX
Zip Code	78114

Amenities

Utilities	Electricity Available, Water Available
View	Pasture, Trees/Woods
Waterfront	Pond, Seasonal

Exterior

Lot Description	Agricultural, Rolling Slope, Many Trees, Trees Large Size
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School Information

District	Floresville Isd
Elementary	Other
Middle	Other
High	Other