

\$595,000 - 2009 County Road 3000, Pearsall

MLS® #1777073

\$595,000

Bedroom, Bathroom,
Land on 60.80 Acres

N/a, Pearsall, TX

A picturesque 60.8-acre tract minutes from downtown Pearsall and a commutable distance to San Antonio, that provides a perfect opportunity to build your home, or hunting paradise within a day's trip. With most of the property being sensibly cleared in generations past, there is enough brush to keep the wildlife happy and enough pasture to keep the cow's noses down all day long. And the rolling terrain throughout the entirety of the 60 acres provides a multitude of homesites ranging from 500' off CR 3000 (Keystone Rd) or nearly 1/2 mile away, your pick with plenty of privacy along the way. A current Ag exemption keeps the property taxes at a manageable cost year after year. Bring your guns, your cattle, your kids and enjoy Frio County the way it was meant to be enjoyed. Utilities: The property has one water well that supplies the 1,000-gallon storage tank and 8' concrete water trough and could provide plenty of water to your home or more troughs. Electricity is already run from the road to the 200-amp meter supplying power to the water well, approximately 750' inside of the entrance gate. Minerals: Surface sale only. Owner does not own any mineral to convey, and there are no wells, or equipment on the property. Wildlife: Native wildlife in Frio County is second none, in the northern most section of the "Golden Triangle" the deer thrive on the natural grasses and brush, Rio Grande Turkey can be seen daily, Javelinas are seen on the property but infrequent. White tail deer,



Javelina, Wild pigs, Rio Grande Turkey, Quail,
and plenty of Dove.

Essential Information

MLS® #	1777073
Price	\$595,000
Acres	60.80
Type	Land
Sub-Type	Rural
Status	Active

Community Information

Address	2009 County Road 3000
Area	2900
Subdivision	N/a
City	Pearsall
County	Frio
State	TX
Zip Code	78061

Amenities

Amenities	Hunting
Utilities	Electric, Well Allowed

Exterior

Lot Description	Undeveloped, Wooded
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School Information

District	Pearsall
Elementary	Pearsall

Additional Information

Date Listed	May 21st, 2024
Days on Market	532
Zoning	RESIDENTIAL

Listing Details

Listing Agent	Aaron Lee
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