

\$249,999 - 6 Fm 1581, Pearsall

MLS® #1834432

\$249,999

Bedroom, Bathroom,
Land on 24.57 Acres

N/A, Pearsall, TX

PROPERTY DESCRIPTION: These 24.567+/- acres are conveniently located just minutes southwest of Pearsall off paved FM 1581. While a blank canvas, there is electricity running through the property, a meter will need to be installed. The property offers great hunting and livestock opportunities and would also make a perfect weekend getaway or a permanent residence all within an hour of San Antonio. Sellers would consider owner finance. Some deed restrictions apply, see documents for details. **WILDLIFE:** The diversity of the soils and brush found in this area of Frio County sustains great numbers of native wildlife. Whitetail deer, hogs, dove and bobwhite quail can be seen on the property. With the Frio River and Buck Creek being just over a mile away from the property, the ranch boasts great numbers of Rio Grande turkey. **TERRAIN:** The property is mostly flat, there are a few cleared areas with the remainder of the property consisting of great brush diversity. **IMPROVEMENTS:** The ranch entrance is constructed of large cedar posts, the perimeter fencing was built in November of 2023 and is 4 strand low fence. **WATER:** A buyer would need to have a water well drilled. There is a small pond located in the northern portion of the property. **EXEMPTIONS:** Currently Wildlife Exempt.



Essential Information

MLS® #	1834432
Price	\$249,999
Acres	24.57
Type	Land
Sub-Type	Rural
Status	Active

Community Information

Address	6 Fm 1581
Area	3100
Subdivision	N/A
City	Pearsall
County	Frio
State	TX
Zip Code	78061

Amenities

Amenities	Hunting
Utilities	Electric

Exterior

Lot Description	Wooded
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School Information

District	Pearsall
Middle	Pearsall

Additional Information

Date Listed	January 13th, 2025
Days on Market	295

Listing Details

Listing Agent	Kirk Moody
Listing Office	West and Swope Ranches

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