

\$519,120 - 3638 Fm 2579, Floresville

MLS® #1845346

\$519,120

2 Bedroom, 1.00 Bathroom,
Farm Ranch on 64.89 Acres

N/A, Floresville, TX

64 Ranch offers 64 acres of prime land in Wilson County, Texas, just 20 minutes from Floresville and a convenient drive to downtown San Antonio. With 380 feet of road frontage along FM 2579, the property provides excellent accessibility and convenience. The ranch features a mix of partially cleared areas ideal for grazing cattle or horses. Creating a diverse and scenic landscape, the remaining acreage is densely covered with mesquite, cactus, mature live oaks, pecan, hackberry trees, and mustang grapevines. A dirt road extends approximately 1.6 miles to the back of the property, offering access to the entire ranch. A small pond is located near the center of the property, complemented by 500 feet of wet-weather Mariana Creek and an additional 1,600 feet of seasonal runoff. These natural water features provide valuable resources for livestock and wildlife. Additionally, the property offers multiple ideal home-building sites, allowing one to build a custom home while preserving the land's agricultural use. The property is under Agricultural exemption. The property is fenced with 5-strand barbed wire, ensuring security, and defining the boundaries. Utilities include an established rural water meter and on-site electricity, making it ready for immediate use or future development. 64 Ranch offers a unique opportunity for peaceful country living while remaining close to the conveniences of San Antonio. Whether you are looking to build your dream home, raise livestock, or simply enjoy the natural beauty of



the land, this property provides a versatile and valuable investment. With its prime location, utilities, and serene rural setting, it is an excellent choice for those seeking a tranquil lifestyle without sacrificing access to urban amenities.

Essential Information

MLS® #	1845346
Price	\$519,120
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Acres	64.89
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Price Change

Community Information

Address	3638 Fm 2579
Area	2800
Subdivision	N/A
City	Floresville
County	Wilson
State	TX
Zip Code	78114

Amenities

Utilities	Electricity, Water
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Exterior

Lot Description	Ag Exempt, Partially Wooded, Pasture
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School Information

District	Floresville Isd
Elementary	Floresville
Middle	Floresville
High	Floresville

Additional Information

Days on Market 246

Listing Details

Listing Agent Karen Gulick

Listing Office South Texas Realty, LLC

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