

\$764,000 - 6286 Fm 2146, Jourdanton

MLS® #1858385

\$764,000

Bedroom, Bathroom,
Commercial on 32.26 Acres

N/A, Jourdanton, TX

PRICE REDUCED!! This is a High Traffic Corner property in the Eagleford Shale region of South Texas, just outside of the Jourdanton City limits. The property is a little over 32 acres and has approximately 1,000 feet of Highway 173 Frontage as well as 1,500 feet of frontage on FM 2146 more or less. The current owners recently installed a 2024 model mobile home that cost around \$120,000 not including all of the expenses involved in having it transported and installed in place. Other improvements they have made have estimated values as follows: Approximately \$60,000 was spent to build the large 60 foot long deck and roof covering and at least \$20,000 was invested stabilizing the ground around the house and the entire driveway with caliche base material and reclaim road millings. Considering the time and effort the Seller has put into improving the property, the list price should not be looked at merely by a per acre basis. Another value to the property is at the time of listing, the property qualifies for an Ag exemption with Atascosa County. The property is serviced by both Benton City Water and a private well. Water not only services the main house and guest house but the barn, entertainment area, storage shed, garden and livestock pens. The property is equipped with an oversized metal barn and separate covered carport suitable for large equipment, Tractors, RV's and excavation equipment. The terrain of the entire tract is fairly level and mostly cleared, providing a blank slate for developers looking



to subdivide residential, commercial or industrial tracts. The home has 5 bedrooms and 3 1/2 baths and has a separate living quarters known as "The guest House" which is equipped with a full kitchenette, living room and a bedroom. The property is in close proximity to the cities of Jourdanton, Pleasanton, Devine, Christine and Charlotte and about 40 miles from Downtown San Antonio. There is a pond on the properties North East corner that does not currently have water but a water line from the water well is in place and would need to be repaired to make it serviceable. Pictures do not do this place justice, book an appointment to see this property in person. It is not expected to stay on the market long.

Built in 2024

Essential Information

MLS® #	1858385
Price	\$764,000
Acres	32.26
Year Built	2024
Type	Commercial
Status	Active

Community Information

Address	6286 Fm 2146
Area	3100
Subdivision	N/A
City	Jourdanton
County	Atascosa
State	TX
Zip Code	78026

Amenities

Utilities	Electricity, Water, Septic, Other
Parking Spaces	20

Interior

# of Stories	1.0
Stories	1

Exterior

Roof	Composition, Metal
Construction	Wood

School Information

District	Jourdanton
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Additional Information

Date Listed	April 14th, 2025
Days on Market	201
Zoning	RURAL

Listing Details

Listing Agent	Phillip Vaughn
Listing Office	Texas Premier Realty

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