

\$1,446,400 - Tbd County Road 404, Floresville

MLS® #1858943

\$1,446,400

0 Bedroom, 0.00 Bathroom,
Farm Ranch on 103.31 Acres

N/A, Floresville, TX

Sandy Oaks Ranch is a beautiful and versatile 103.3 acre property located in Wilson County off of CR 404, offering 2,130+- feet of county road frontage and easy access for a variety of uses. Currently operated as a cattle ranch and recreational hunting, this property offers excellent potential for livestock, a private homestead, or investment. With no pipelines and no flood plain, the land is clean, secure, and ready for development or personal enjoyment. The ranch features a diverse mix of open pasture and native brush, along with mature oak trees that enhance the landscape with natural beauty and shade. A notable elevation change of 480 to 510 feet provides scenic views and excellent natural drainage. Ideally situated just 6.5 miles from Floresville, 37.5 miles from San Antonio, 87 miles from Austin, and 120 miles from Corpus Christi, this property offers both tranquility and convenience. Sandy Oaks Ranch delivers exceptional potential in a prime South Texas location. Features: Sandy Oaks Ranch - CR 404 Wilson County, TX 103.3 Acres 2,130+- feet of County Road Frontage - Easy access for multiple uses Currently Operated as a Cattle and Recreational Hunting Ranch - Functional setup with flexible potential Ideal for Livestock, a Homestead, or Investment No Pipelines & No Flood Plain - Clean, secure, and ready for development Mixed Terrain - Open pasture combined with native brush Mature Oak Trees - Natural beauty, shade, and character



throughout the property 480 to 510 feet of
Elevation Change - Scenic views and excellent
drainage Convenient Location: 6.5 miles
from Floresville * 37.5 miles to San Antonio
* 87 miles to Austin * 120 miles to Corpus
Christi Exceptional Potential - A rare
opportunity in a prime South Texas location

Essential Information

MLS® #	1858943
Price	\$1,446,400
Bathrooms	0.00
Acres	103.31
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	Tbd County Road 404
Area	2800
Subdivision	N/A
City	Floresville
County	Wilson
State	TX
Zip Code	78114

Amenities

Utilities	Electricity
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School Information

District	Floresville Isd
Elementary	Floresville
Middle	Floresville
High	Floresville

Additional Information

Days on Market	197
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Listing Details

Listing Agent Charles Armstrong
Listing Office Capital Ranch Sales, LLC

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