

\$2,125,000 - 000 Fm 1581, Dilley

MLS® #1860981

\$2,125,000

Bedroom, Bathroom,
Land on 425.00 Acres

NA, Dilley, TX

PROPERTY DESCRIPTION: The Rio Leona 425 is conveniently located an hour from San Antonio. There is paved road frontage on FM 1518. This 425-acre property represents some of the finest brush country that Frio County has to offer, providing tremendous habitat for deer and other wildlife. It offers gently sloping hills with an excellent, diverse mix of native South Texas brush and borders the Leona River along the south side. Electricity is available on the property, as well as a water well and low fencing. Wildlife including whitetail deer, turkey, dove, and quail roam the property, as well as other native species. The area is renowned for its large whitetail deer and abundant wildlife, making it an ideal destination for hunters and outdoor enthusiasts alike. With the combination of excellent habitat, water for wildlife, and low-fenced neighbors, this property could make for a true hunters paradise. The Rio Leona 425 is one of the best blank canvas properties available in South Texas.

LOCATION: Ideally located in Frio County, known for its rich agricultural history, this property is just under 1 hour from San Antonio and just 15 minutes from Pearsall. This property also offers 1+/- mile of road frontage on FM 1581. **TERRAIN:** With elevations ranging from 490ft on the south end near the river, to 540ft on the far north end, the gently sloping hills offer an excellent, diverse mix of native brush and trees. In addition, the sandy loam soils offer suitable grazing opportunities



for wildlife, providing exceptional hunting opportunities. IMPROVEMENTS: Electricity is provided on the property. Low perimeter fencing is also in place. WATER: The Leona River runs along the entirety of the south end of the property. There are also a few wet weather creeks scattered throughout. One water well is also located on the property. WILDLIFE: The South Texas native brush provides an abundance of habitat for the local wildlife that roam the property. Whitetail deer, turkey, dove and quail, as well as other native species, frequent the land. MINERALS: Surface sale only.

Essential Information

MLS® #	1860981
Price	\$2,125,000
Acres	425.00
Type	Land
Sub-Type	Other
Status	Active

Community Information

Address	000 Fm 1581
Area	3100
Subdivision	NA
City	Dilley
County	Frio
State	TX
Zip Code	78017

Amenities

Amenities	Hunting, Stream/River
Utilities	Electric

Exterior

Lot Description	Undeveloped
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School Information

District	Dilley
Elementary	Dilley
Middle	Dilley
High	Dilley

Additional Information

Date Listed	April 24th, 2025
Days on Market	190
Zoning	NA

Listing Details

Listing Agent	Louis Swope
Listing Office	West and Swope Ranches

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