

\$900,000 - 4700 Fm -3196, San Diego

MLS® #1913669

\$900,000

0 Bedroom, 0.00 Bathroom,
Farm Ranch on 200.00 Acres

N/A, San Diego, TX

The Tovar Rosita Ranch is centered in the heart of the 'Muy Grande' deer capital of Texas. Located between Freer, Texas and San Diego, Texas, the ranch boasts heavy cover with giant mesquite bottoms and excellent forage for wildlife. Not hunted in over 20-years, the ranch was largely inaccessible. After some strategic clearing along fence-lines and opening up some of the older senderos, the ranch is perfectly positioned for a hunting/recreational ranch. Offering perimeter/cross fencing with low fencing along the paved highway frontage the ranch has enjoyed a long respite from traffic. The Tovar Rosita Ranch is the perfect sized property for creating a personal recreational ranch within reasonable reach of San Antonio, Houston and Austin. The sale of the ranch is Surface Estate sale with all Executive Rights conveying to a new Buyer. The ranch could be easily high-fenced along the FM-3196 frontage and a portion of the north and south boundary creating a personal wildlife oasis. Additional land totaling approximately 100-acres can be purchased separately from a neighbor creating a more simplified high-fence scenario as the west/south and a portion of the north boundary is already high-fenced. With large acreage across FM-3196, the Tovar Rosita Ranch has been a sanctuary for wildlife for years and the amount of wildlife traffic is evident of this statement. The ranch is ready to step into for a new owner and much of the work has been completed to ease in the joy of ownership of



the ranch and even take advantage of the 2025 Deer Season. If you are ready to step into your own private ranch ownership, the Tovar Rosita Ranch is not to be missed.

Essential Information

MLS® #	1913669
Price	\$900,000
Bathrooms	0.00
Acres	200.00
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	4700 Fm -3196
Area	3100
Subdivision	N/A
City	San Diego
County	Duval
State	TX
Zip Code	78384

Amenities

Utilities	Electricity
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Exterior

Exterior Features	Storage Building, Fenced, Cross Fenced, Tractor Shed, Other - See Remarks
Lot Description	Raw Land, Pasture, Wooded, Heavily Wooded, Ag Exempt, Hunting Permitted, Mature Trees (ext feat), Other

School Information

District	San Diego ISD
Elementary	Tilden Elementary
Middle	FLOUR BLUFF
High	Tilden High School

Additional Information

Days on Market 20

Listing Details

Listing Agent Jerrett Lamb
Listing Office JVL Real Estate



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