\$4,995,000 - Ih 35, Pearsall

MLS® #1915531

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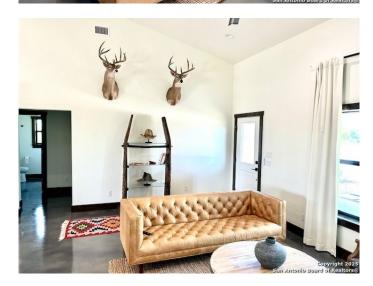
4 Bedroom, 3.00 Bathroom, Farm Ranch on 521.52 Acres

N/A, Pearsall, TX

Turn-key South Texas ranch and new lodge now available. This expansive 521+ acre property is located north of Pearsall in Frio County, just 40 minutes from downtown San Antonio and two hours from Austin. The ranch is fully prepared for the 2025 hunting season, bordered by large neighboring ranches. It boasts an abundance of quail, doves, hogs, javelina, and impressive South Texas bucks. The terrain features large bull mesquite, excellent brush, and rolling landscapes, with the dry creek lined with Live Oaks, Elm Trees, and persimmons. The property includes a brand-new, fully furnished 4-bedroom, 3-bath lodge offering views of a new 2.7-acre lake. The lake is supplied by a Big Carrizo water well producing 300 gallons per minute. The ranch also comes equipped with new blinds and feeders, a new CanAm UTV, a Kubota Tractor and shredder, a rifle range, a skeet shooting machine, and everything else needed for a fun weekend in the brush country. Additionally, 10 high-fenced acres within the ranch serve as a dove field, planted with milo to attract a large number of doves. The ranch benefits from an agricultural exemption, resulting in low taxes, and is completely ready for hunting. Please note that some minerals will convey at the right price. A low-fence ranch with large neighboring properties this close to San Antonio is a rare find. This is a must-see property.







Essential Information

MLS® # 1915531

Price \$4,995,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Acres 521.52

Year Built 2025

Type Farm Ranch
Sub-Type Farm/Ranch

Status Active

Community Information

Address Ih 35 Area 3100

Subdivision N/A

City Pearsall

County Frio State TX

Zip Code 78061

Amenities

Utilities Electricity, Water

Exterior

Exterior Features Hunting Cabin, Tractor Shed

Construction Metal

School Information

District Pearsall
Elementary Pearsall
Middle Pearsall

Additional Information

Days on Market 22

Listing Details

Listing Agent Chanda Ammann

Listing Office Compass RE Texas, LLC

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