

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

MLS® #1915531

\$4,995,000

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.

Built in 2025



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	lh 35
Area	3100
Subdivision	N/A
City	Pearsall
County	Frio
State	TX
Zip Code	78061

Amenities

Utilities	Electricity, Water
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Exterior

Exterior Features	Hunting Cabin, Tractor Shed
Construction	Metal

School Information

District	Pearsall
Elementary	Pearsall
Middle	Pearsall

Additional Information

Days on Market	22
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Listing Details

Listing Agent	Chanda Ammann
Listing Office	Compass RE Texas, LLC

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