

209 FM 1344, Floresville, TX 78114
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Floresville, TX 78114

\$1,399,000
53± Acres
Wilson County



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Floresville, TX / Wilson County

SUMMARY

Address

209 FM 1344

City, State Zip

Floresville, TX 78114

County

Wilson County

Type

Hunting Land, Ranches, Recreational Land, Lot

Latitude / Longitude

29.085344 / -98.200462

Bedrooms / Bathrooms

2 / 2

Acreage

53

Price

\$1,399,000

Property Website

<https://www.mockranches.com/property/209-fm-1344-floresville-tx-78114-wilson-texas/81269/>



PROPERTY DESCRIPTION

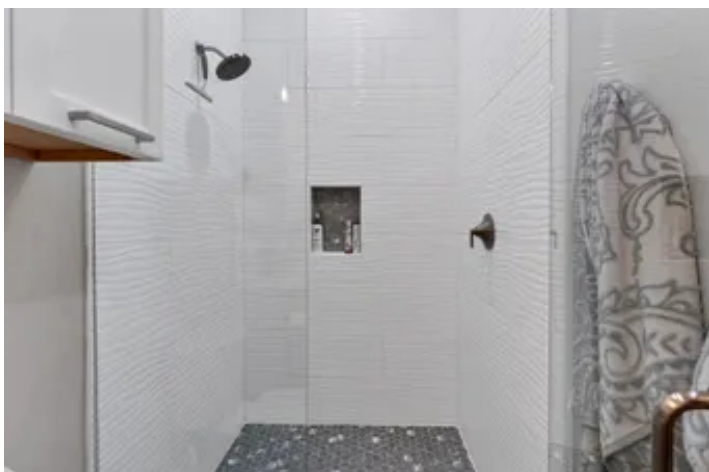
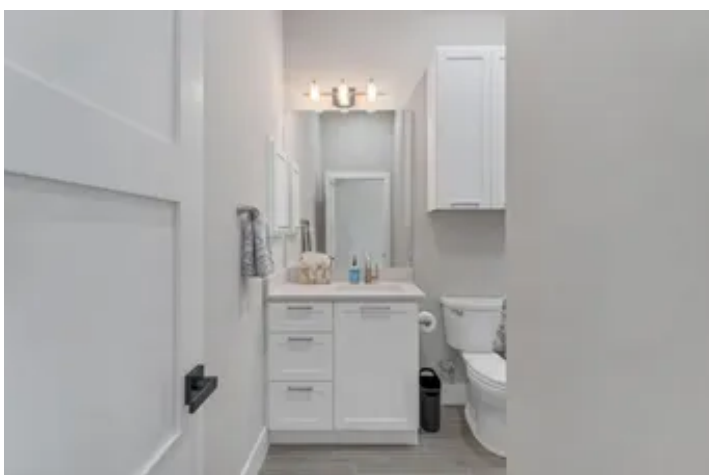
Welcome to this exceptional rural property, ideally situated with access on three well-maintained roads Hwy 97, FM 1344, and CR 132 providing both convenience and accessibility. The property features a fully established Three Oaks rural water supply, complemented by two wells: one on the north pasture and an existing well on the south pasture. Expertly fenced and cross-fenced, the property is ready for livestock management, with additional fencing planned for the Hwy 97 pasture. Extensive land clearing has been completed, enhancing both usability and aesthetics. The beautifully 2/1 constructed barndominium offers a great space for equipment storage and weekend stays, combining comfort with practicality. A picturesque nature pond, currently full, adds to the property's charm, while a mix of coastal Bermuda grass, pastureland, and heavy woods provides a versatile landscape. The sandy loam soil supports diverse agricultural activities, and the property includes some minerals on the 16-acre pasture. With high-quality fences and gates ensuring secure livestock management, this cattle ranch has thrived with recent rains, resulting in lush, green pastures. This property offers a harmonious blend of functionality and natural beauty, making it an ideal choice for those seeking a balanced rural lifestyle.

Showing Instructions:

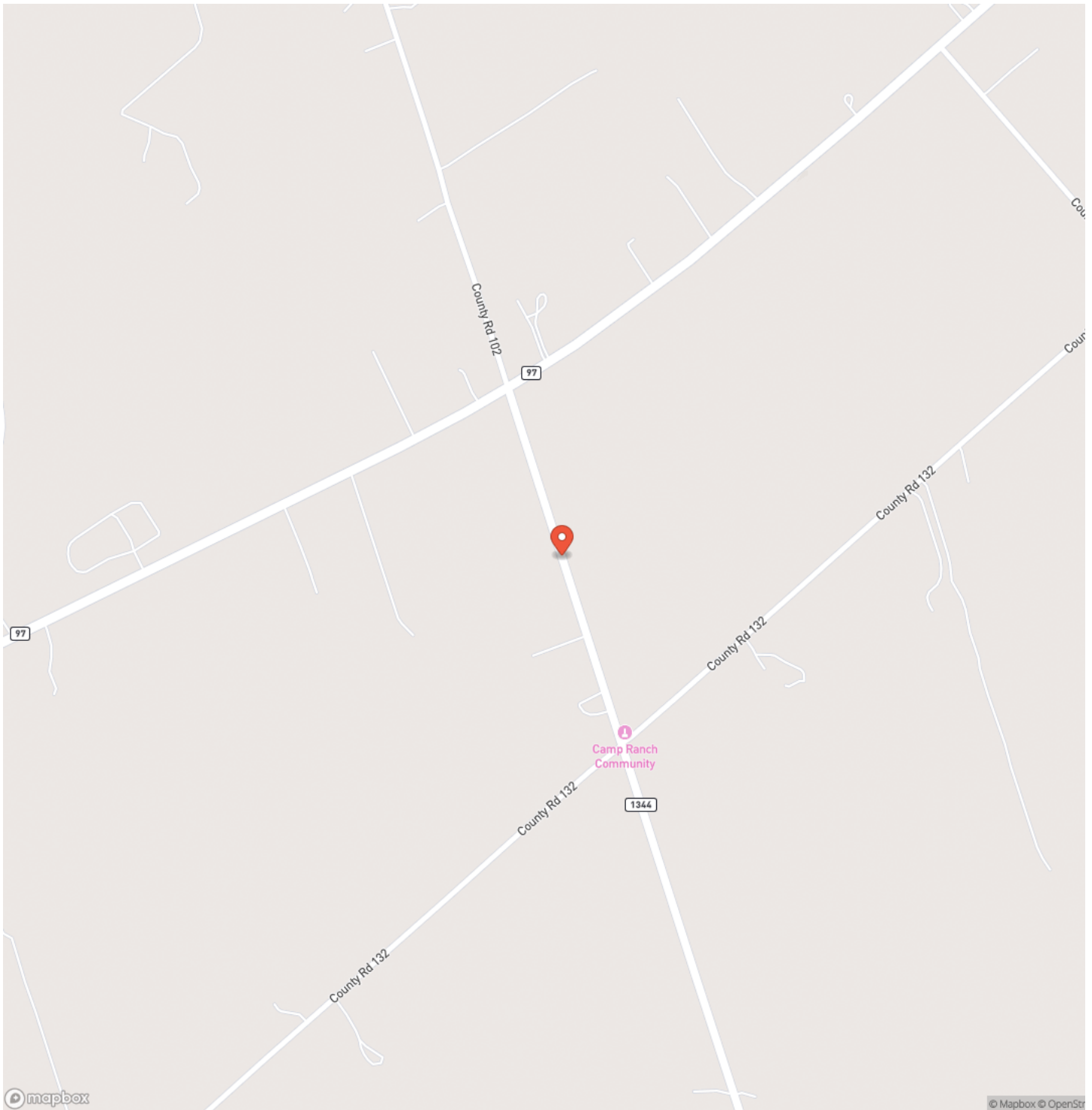
This property is marketed and shown exclusively by The Mock Ranches Group, a team with Keller Williams Realty. Please contact [512-275-6625](tel:512-275-6625) for showing information. All appointments must be made with the listing broker and be accompanied.

Notice to Buyers Agents:

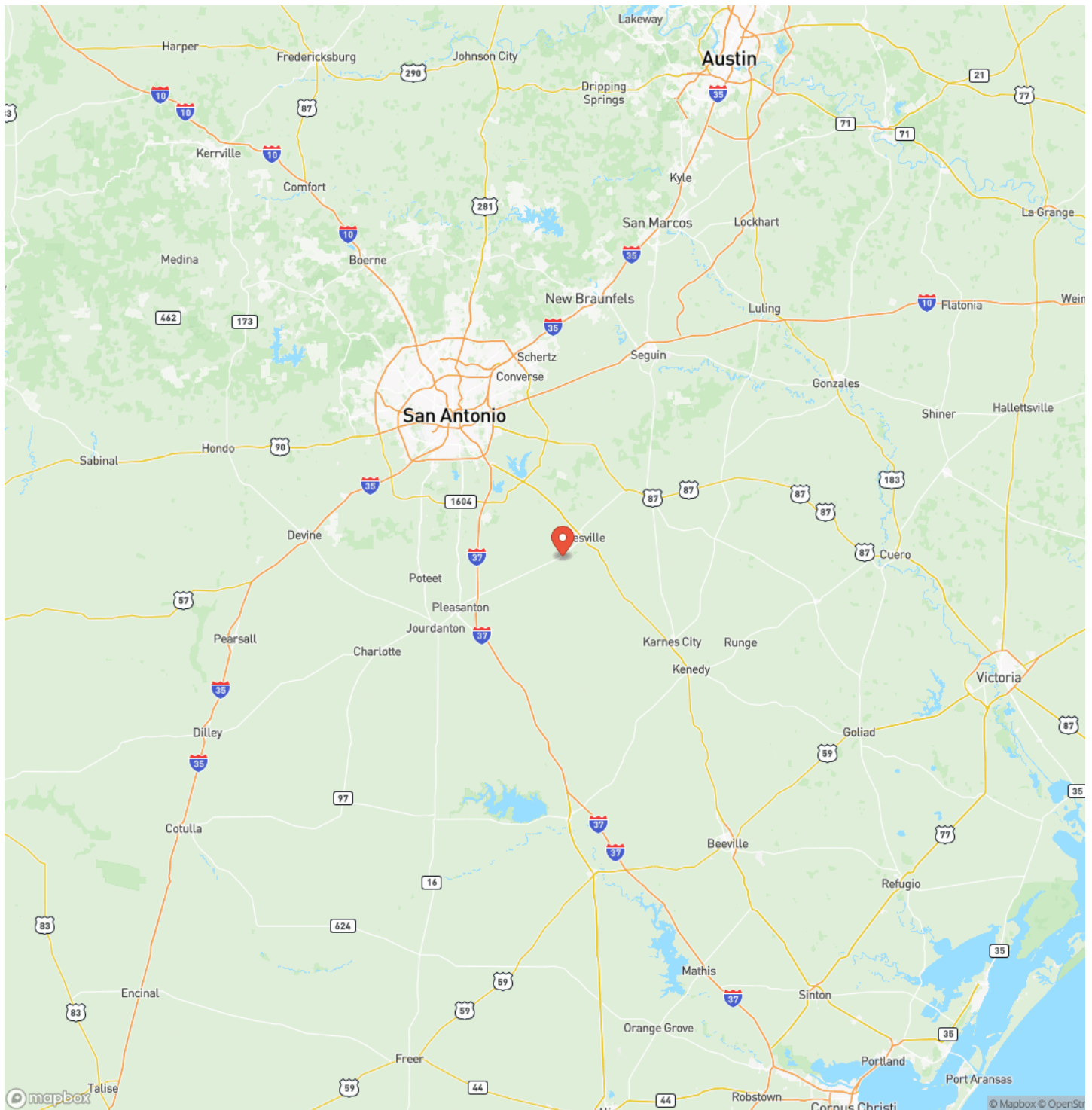
Buyer agents must make first contact and be present for all showings.



Locator Map



Locator Map



MORE INFO ONLINE:

Mockranches.com

Satellite Map



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Floresville, TX / Wilson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Max Ramsey

Mobile

(512) 983-4292

Office

(512) 275-6625

Email

maxramsey@mockranches.com

Address

439 S Graham St.

City / State / Zip

NOTES

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This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

The information contained herein has been gathered from sources deemed reliable; however, the Mock Ranches Group, Keller Williams Realty and its associates, members, agents and employees cannot guarantee the accuracy of such information. No representation is made as to the possible investment value or type of use. Prospective buyers are urged to verify all information to their satisfaction and consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that properties in the States of Texas are subject to many forces and impacts, natural and unnatural; including, but not limited to weather related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors and government actions. Prospective buyers should investigate any concerns to their satisfaction.

Mock Ranches Group at Keller Williams Realty
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