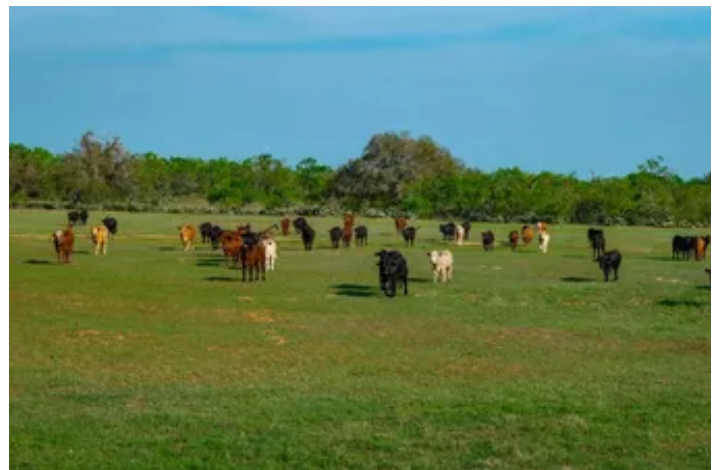


Sandy Oaks Ranch
TBD CR 404
Floresville, TX 78114

\$1,446,400
103.310± Acres
Wilson County



Sandy Oaks Ranch
Floresville, TX / Wilson County

SUMMARY

Address

TBD CR 404

City, State Zip

Floresville, TX 78114

County

Wilson County

Type

Ranches, Hunting Land, Recreational Land

Latitude / Longitude

29.176545 / -98.079726

Acreage

103.310

Price

\$1,446,400

Property Website

<https://capitalranchsales.com/property/sandy-oaks-ranch-wilson-texas/95977/>



PROPERTY DESCRIPTION

Executive Summary

Sandy Oaks Ranch is a beautiful and versatile 103.3 acre property located in Wilson County off of CR 404, offering 2,130+- feet of county road frontage and easy access for a variety of uses. Currently operated as a cattle ranch and recreational hunting, this property offers excellent potential for livestock, a private homestead, or investment. With no pipelines and no flood plain, the land is clean, secure, and ready for development or personal enjoyment. The ranch features a diverse mix of open pasture and native brush, along with mature oak trees that enhance the landscape with natural beauty and shade. A notable elevation change of 480 to 510 feet provides scenic views and excellent natural drainage. Ideally situated just 6.5 miles from Floresville, 37.5 miles from San Antonio, 87 miles from Austin, and 120 miles from Corpus Christi, this property offers both tranquility and convenience. Sandy Oaks Ranch delivers exceptional potential in a prime South Texas location.

Features:

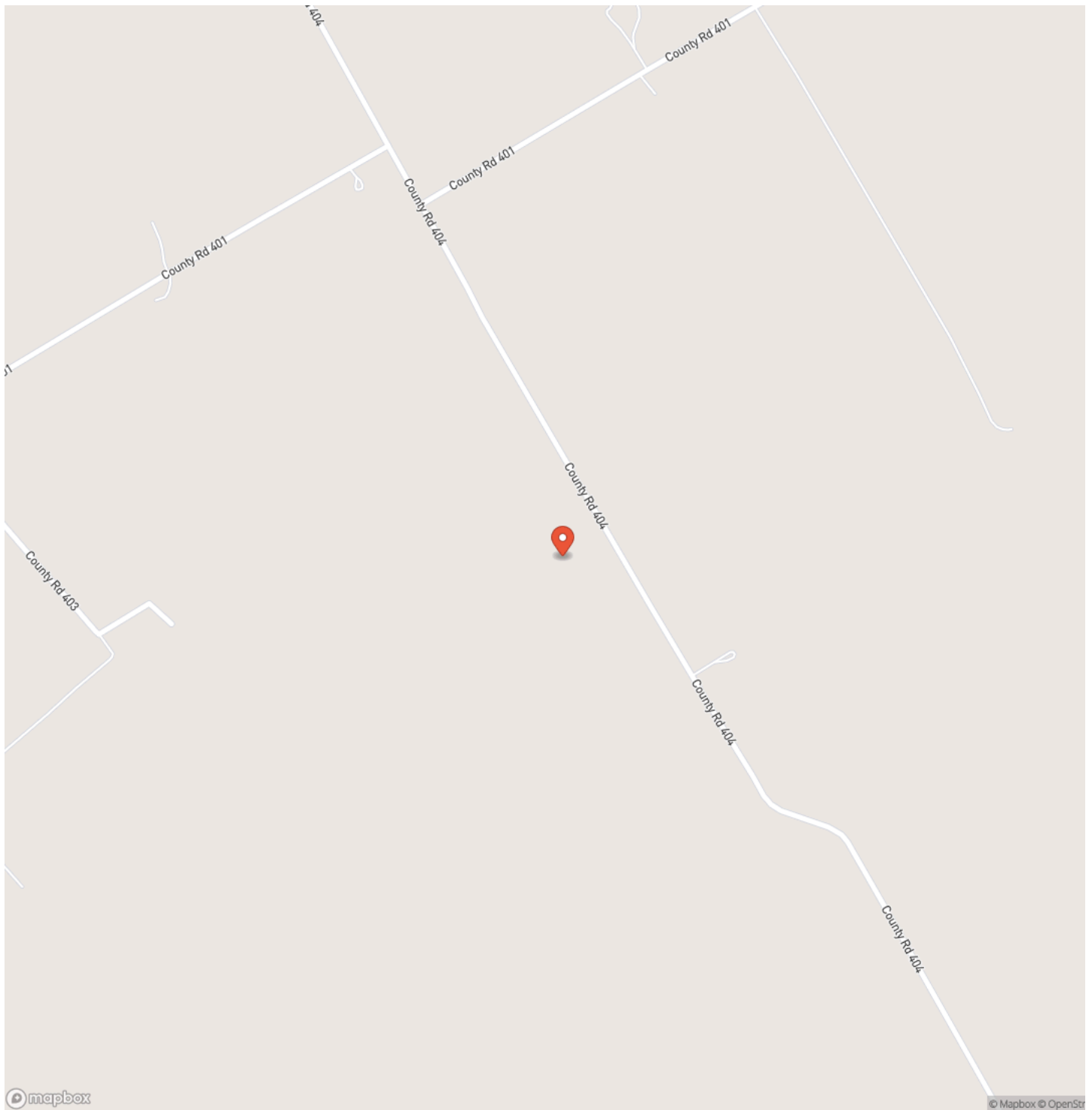
- 2,130+- feet of County Road Frontage Easy access for multiple uses
- Currently Operated as a Cattle and Recreational Hunting Ranch Functional setup with flexible potential
- Ideal for Livestock, a Homestead, or Investment
- No Pipelines & No Flood Plain Clean, secure, and ready for development
- Mixed Terrain Open pasture combined with native brush
- Mature Oak Trees Natural beauty, shade, and character throughout the property
- 480 to 510 feet of Elevation Change Scenic views and excellent drainage
- Convenient Location: 6.5 miles from Floresville
- 37.5 miles to San Antonio
- 87 miles to Austin
- 120 miles to Corpus Christi
- Exceptional Potential A rare opportunity in a prime South Texas location



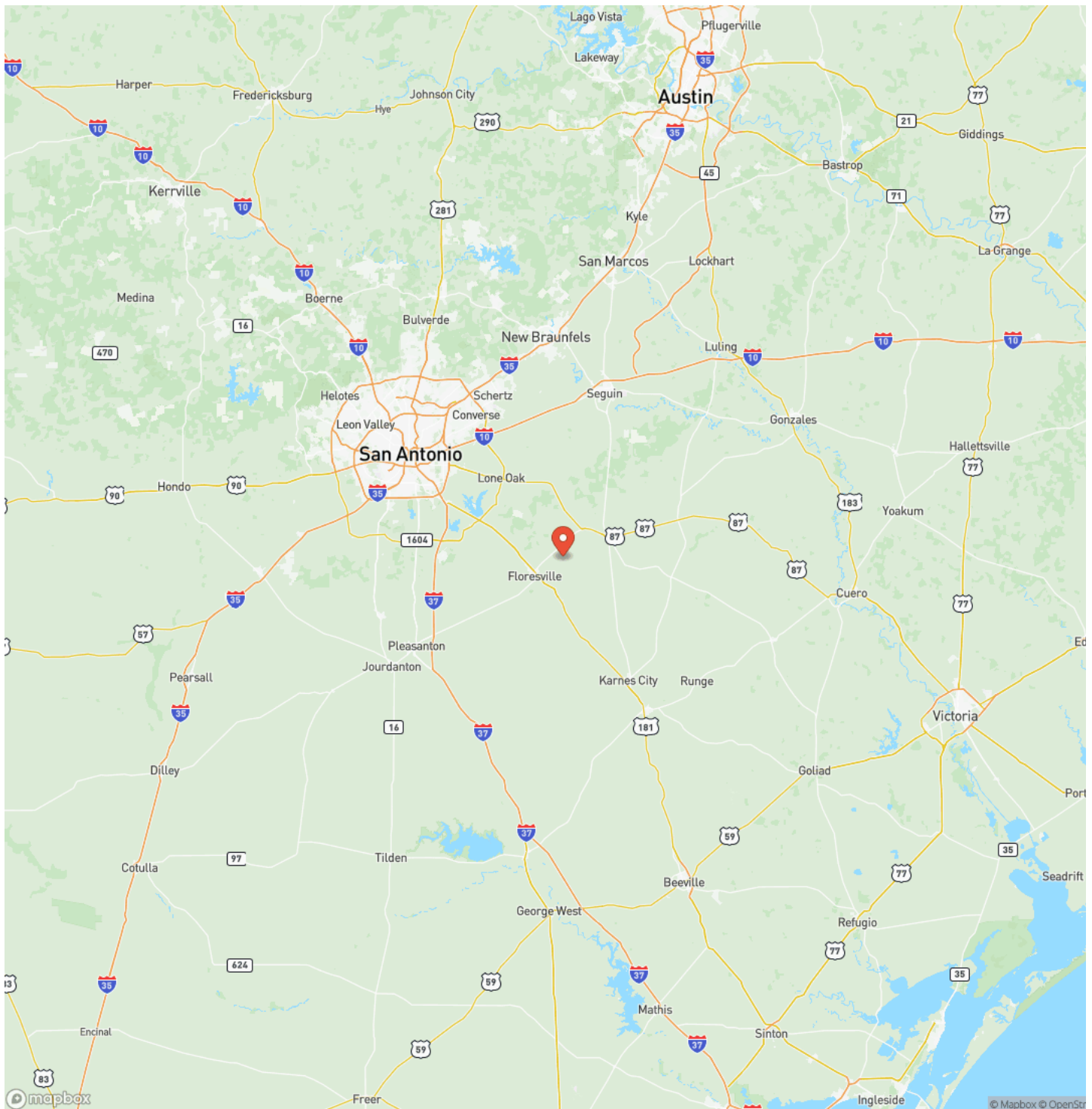
Sandy Oaks Ranch
Floresville, TX / Wilson County



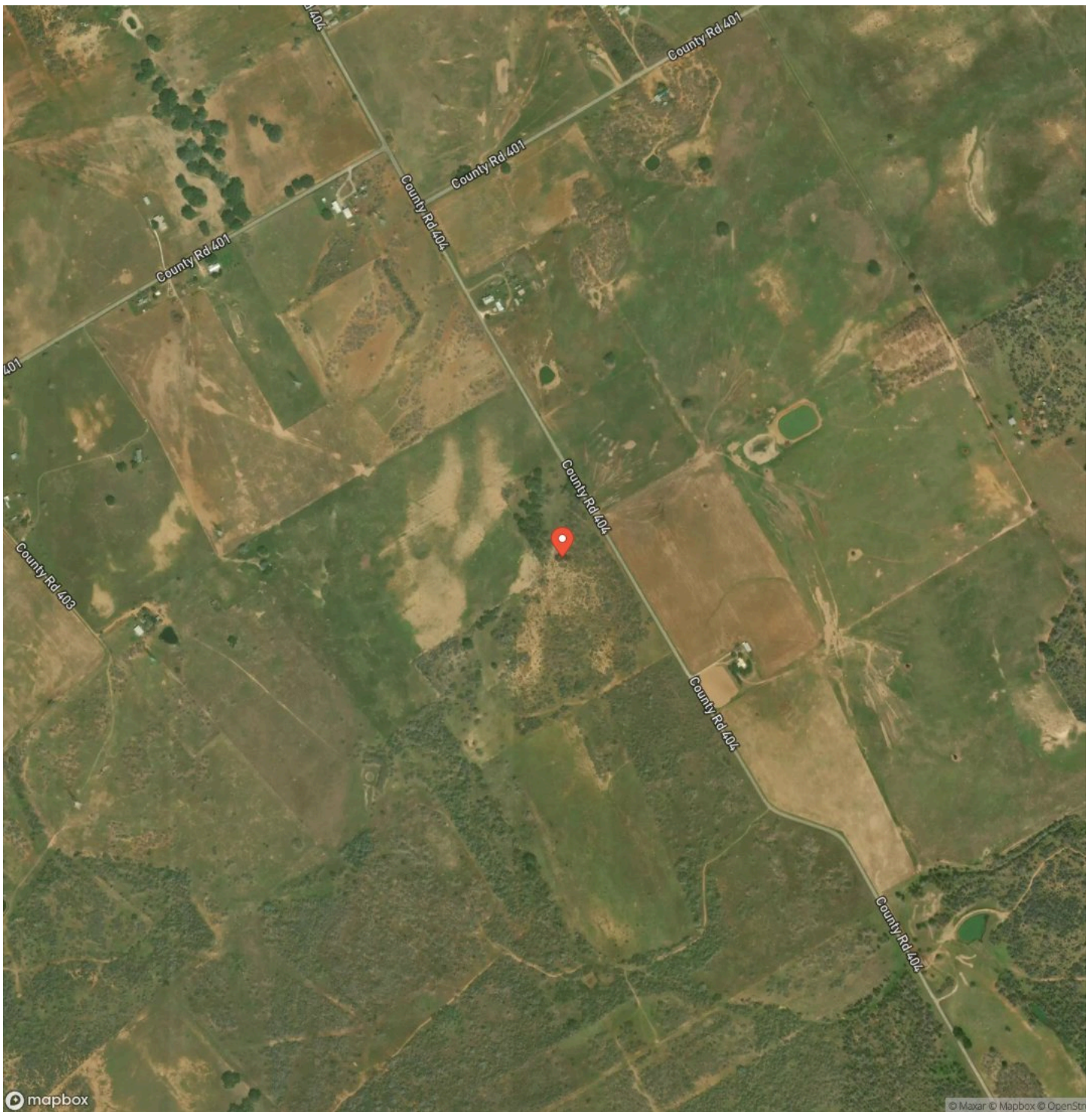
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

J. Boyd Vaughan

Mobile

(830) 400-9108

Email

Jboyd@capitalranchsales.com

Address

City / State / Zip

NOTES

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

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



MORE INFO ONLINE:
www.capitalranchsales.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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