

Smiley Acres
2040 County Road 134
Floresville, TX 78114

\$380,000
48.770 +/- acres
Wilson County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

Smiley Acres
Floresville, TX / Wilson County

SUMMARY

Address

2040 County Road 134

City, State Zip

Floresville, TX 78114

County

Wilson County

Type

Undeveloped Land, Hunting Land

Latitude / Longitude

29.047168 / -98.220138

Taxes (Annually)

845

Acreage

48.770

Price

\$380,000

Property Website

<https://moreoftexas.com/detail/smiley-acres-wilson-texas/26527/>



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PROPERTY DESCRIPTION

Here is your little piece of South Texas brush country just 10 miles outside of Floresville! 48.77 Acres with electricity and a water well. Property is fenced, cattle guard at main entrance gate, and nice all weather road through middle of property. Property has a wet weather creek and mature mesquite trees. Property did have a salt water disposal facility but all has been removed and cleaned up. Lots of whitetail deer! Great place to build your new home! Poth ISD!

Buyer's agent (if applicable) must be identified on first contact and be present at all showings in order to receive a participation fee. If this condition is not met, the commission percentage will be at the sole discretion of Mossy Oak Properties of Texas.



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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Oltjendiers

Mobile

(830) 391-1500

Email

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Address

1612 Railroad St

City / State / Zip

Floresville, TX 78114

NOTES

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DISCLAIMERS

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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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