

WE Ranch

50± ACRES | WILSON COUNTY, TEXAS



TEXAS
RANCH
SALES, L.L.C.

Texas Ranch Sales, LLC

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🇹🇽 **GORGEOUS CUSTOM HOME** 3BR/3BA and 3,090± sq/ft

🇹🇽 **1,200± SQ/FT BARNDOMINIUM** within 70x40-foot metal barn

🇹🇽 **POLE BARN** and cattle working pens

🇹🇽 **MATURE OAKS** and good brush

🇹🇽 **RURAL WATER** provided by SS Water Supply

🇹🇽 **150±-FT. DEEP WELL** by the barndominium

🇹🇽 **50/50 BRUSH TO PASTURE RATIO** with excellent grazing

🇹🇽 **TURN-KEY PROPERTY**





Great 50± acre ranchette located just on the outskirts of Floresville, Texas on paved County Road 405. The property is only 40 minutes from downtown San Antonio.

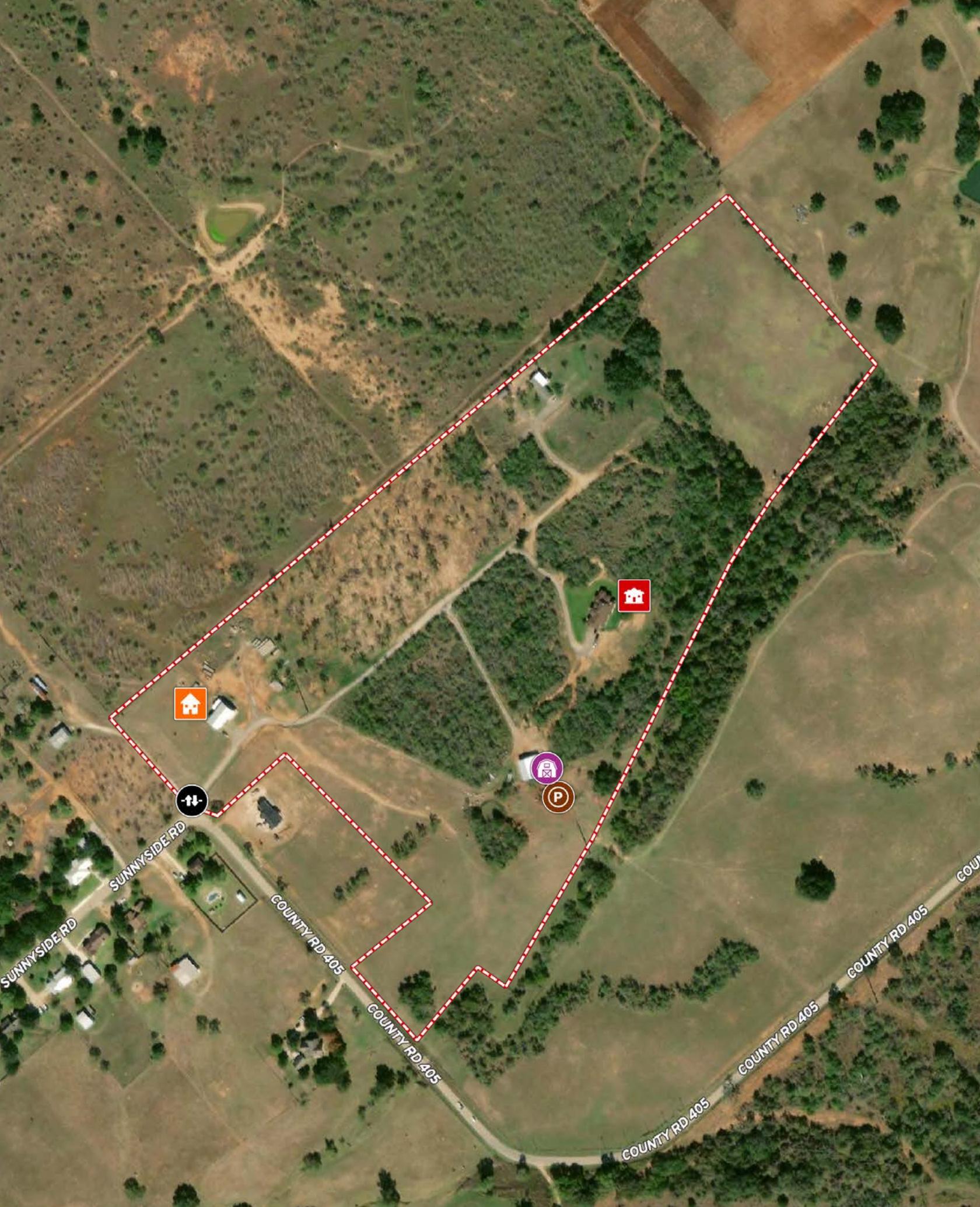
In the center of the property stands a gorgeous and luxurious three-bedroom and three-bathroom 3,090± square-foot custom home. The home features open and spacious living areas with 17-foot ceilings, stone accents, a floor to ceiling fireplace, and huge windows which allow natural light to flood the house. The breathtaking gourmet kitchen boasts a breakfast bar and separate island. The cooktop sits within a custom rock alcove with a stainless-steel range hood and is surrounded by beautiful custom cabinets and granite countertops. A 37x18-foot covered patio with a fireplace, stained concrete floors overlooks the large backyard and is perfect for entertaining and relaxation.

In addition to the main home, there is a 70x40-foot metal building which includes a workshop and a 1,200± square-foot barndominium with two-bedrooms and two-bathrooms. Additionally, there is a pole barn and a set of cattle working pens.

The land has a brush to pasture ratio of about 50/50, and there are numerous mature oaks. Rural water is supplied via SS Water Supply and there is a 150± foot-deep well next to the barndominium.

This is a truly phenomenal turn-key property with incredible improvements in place and convenient access to nearby amenities.





SUNNYSIDE RD

COUNTY RD 405

COUNTY RD 405

COUNTY RD 405

COUNTY RD 405

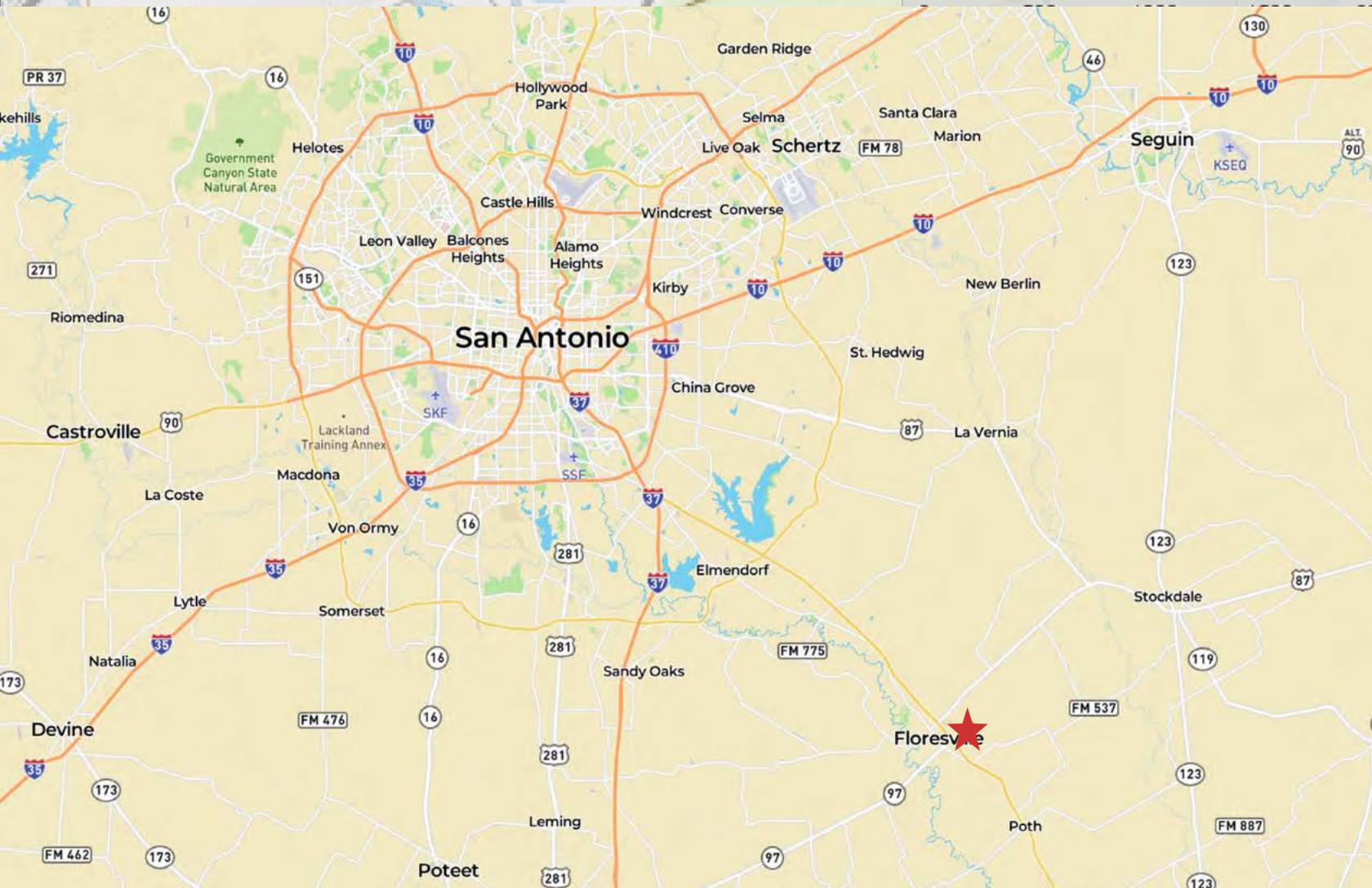
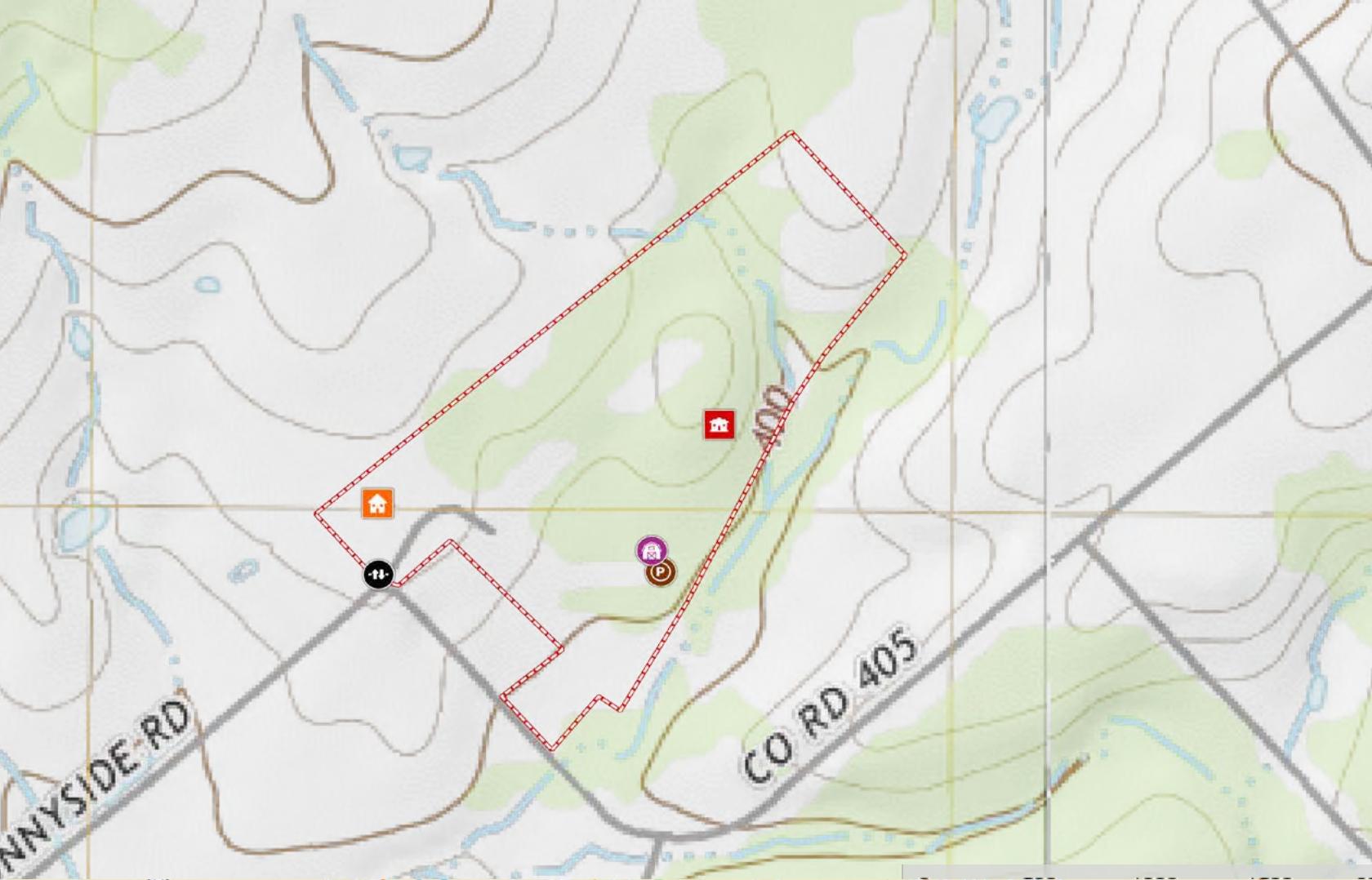
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