

Riggs Ranch offers 173± acres of tremendous development potential for both commercial and residential opportunities in Pearsall, Texas. The ranch is conveniently located on the corner of Highway 581 and Farm to Market Road 1582. This property is in an outstanding location that is being offered in multiple parts, with numerous options for owning your dream home in the country or future development and subdivision of the land.





- RANCH LAND & COMMERCIAL TRACTS
- CITY WATER, SEWER, & ELECTRICITY
- ON THE CORNER OF HWY 581 & FM 1582
- · 2 PONDS

• 3,000± SQ/FT HOME

- LOW FENCED WITH CROSS FENCING
- HORSE ARENA, WORKING PENS, & 3 BARNS
- RV PARK THAT COULD BE ASSUMED/ REMOVED

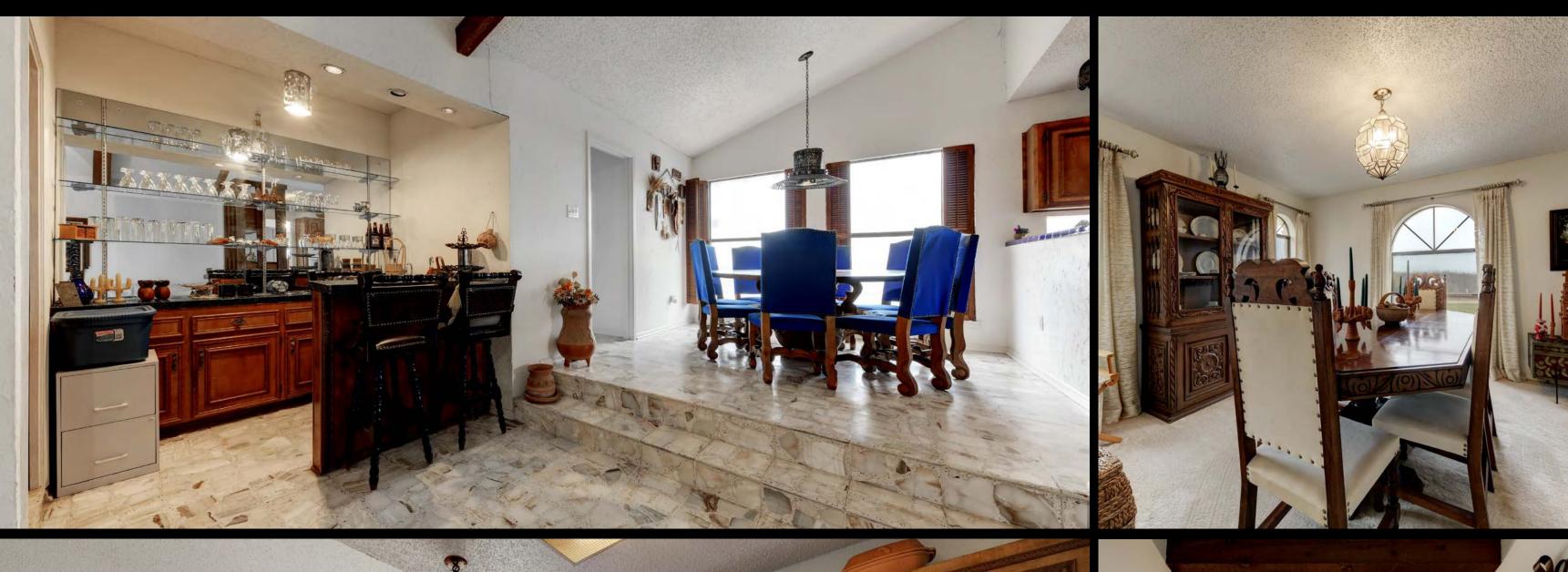
3 WATER WELLS

• DIVIDABLE COMMERCIAL TRACTS



SCAN TO VIEW ON THE WEB



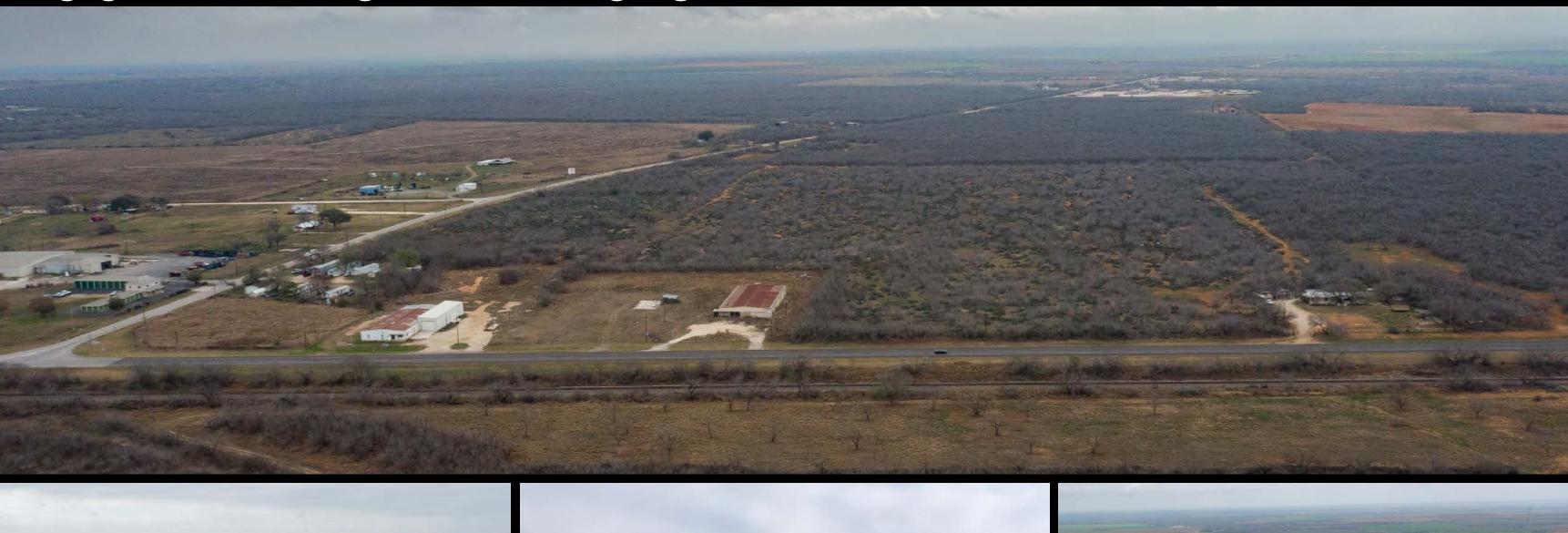








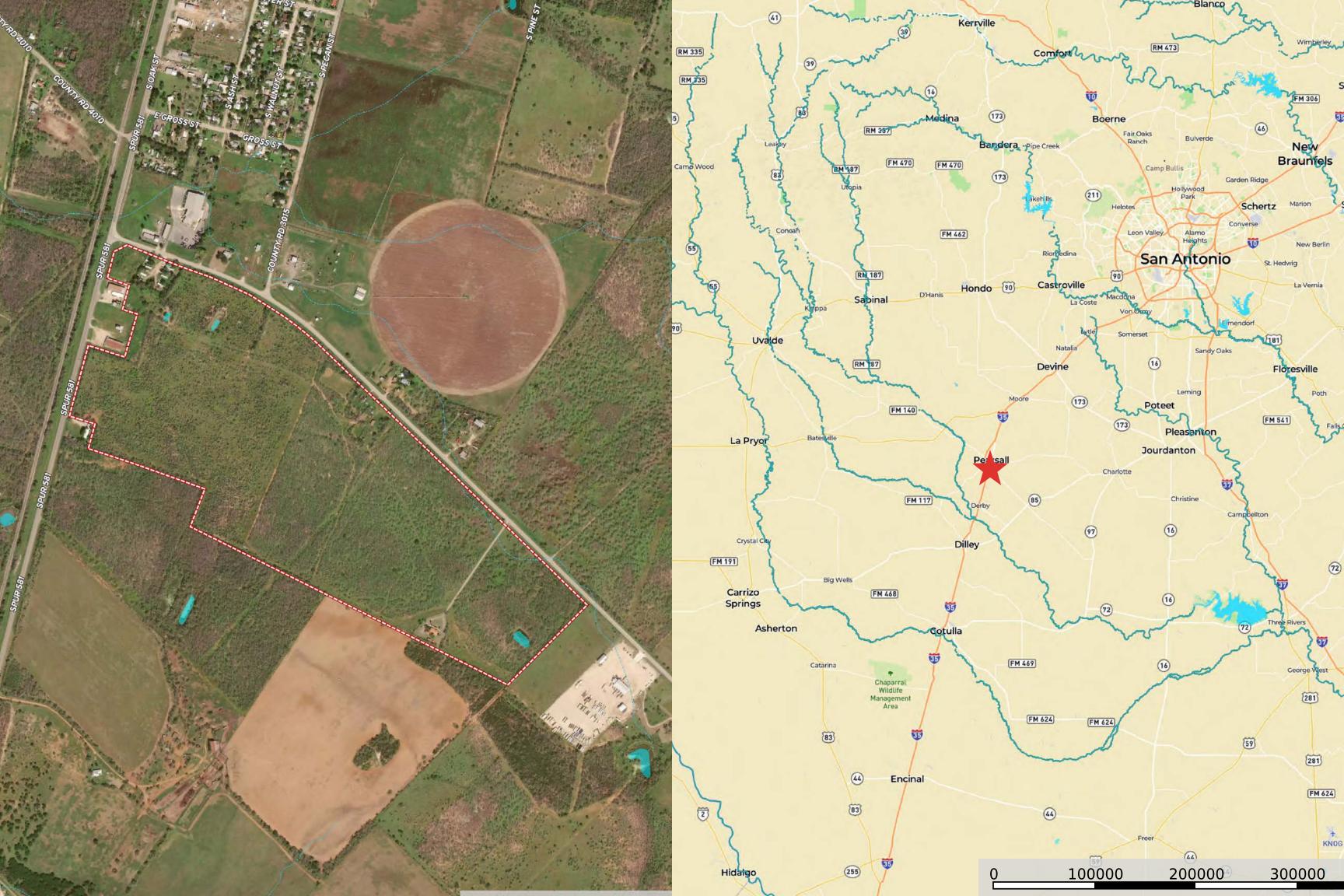
COMMERCIALTRACTS



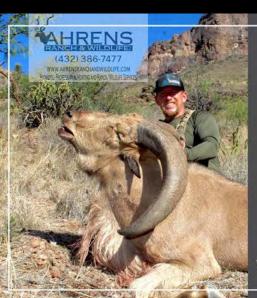












Ahrens Ranch & Wildlife, providing Texas landowners and potential buyers ranch management services, wildlife consulting, exotic game management, and professional commercial hunting.

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STEVE MABERY 210.415.3377

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SCAN FOR CONTACT CARD



must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Texas Ranch Sales, LLC.

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Jeremy Lightfoot

