

Double Shoe Ranch
1311 CR 427
Stockdale, TX 78160

\$1,284,999
88.810 +/- acres
Wilson County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Double Shoe Ranch

Stockdale, TX / Wilson County

SUMMARY

Address

1311 CR 427

City, State Zip

Stockdale, TX 78160

County

Wilson County

Type

Ranches, Residential Property, Horse Property, Hunting Land

Latitude / Longitude

29.2672946 / -97.9393108

Taxes (Annually)

10879

Dwelling Square Feet

4080

Bedrooms / Bathrooms

3 / 3

Acreage

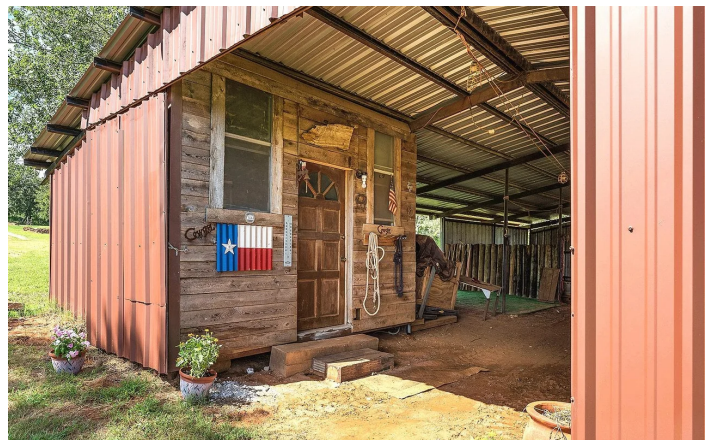
88.810

Price

\$1,284,999

Property Website

<https://moreoftexas.com/detail/double-shoe-ranch-wilson-texas/19576/>



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PROPERTY DESCRIPTION

88+/- ACRES in Wilson County with AMAZING VIEWS! Less than 45 minutes to San Antonio and 20 minutes to Seguin. 2 HOMES, 5 stall barn, 1100 sq ft workshop, 2 PONDS and multiple out buildings. ALL PERCHED ON THE HIGHEST PART OF THE RANCH and overlooking the pasture with Sandy loam SOIL. Property is fenced and crossed fenced, ready for your livestock. Hilltop homesite is surrounded by LARGE OAK TREES! Nestled amongst the beautiful Oak Trees is a CUSTOM built 4000+ sq ft home. Magnificent living room has 15 FOOT CEILINGS and a view of the outside COURTYARD that boasts an outdoor fireplace, wet bar, pergola, and BBQ area. Just off the living room is a large Kitchen with double sinks, Dining Area and a custom wood BAR with plenty of room for the whole crew to sit and eat. Off the kitchen is a huge WALK IN PANTRY and a TRUE MUD ROOM with large shower coming in from the back door. DOWNSTAIRS GRAND MASTER SUITE has a smaller flex room attached, HEATED FLOORS in the master bath, ENORMOUS WALK IN CLOSET and spacious laundry room. UPSTAIRS features OFFICE, FULL BATHROOM & large open area w/3 closets (that could easily be divided into 3 bedrooms). Stained concrete floors throughout the main level and TILE throughout upstairs. This is a ONE OF A KIND home that you have got to see! AND just a short walk from the main house is a 3 bedroom, 2 bath GUEST HOUSE in great condition to be used for weekend retreats for your friends or having family live the ranch life with you! CALL TODAY TO SET UP YOUR PRIVATE SHOWING!

LOCATION: Less then 45 miles from San Antonio, 20 miles to Floresville, 16 miles to La Vernia, and minutes to Stockdale

WATER: 2 water meters from Sunko Water Co

Utilities: GVEC

Wildlife: deer, turkey, wild hogs, dove

Minerals: None

Vegetation: Native Grasses

Soils: Sandy soil with rock outcroppings



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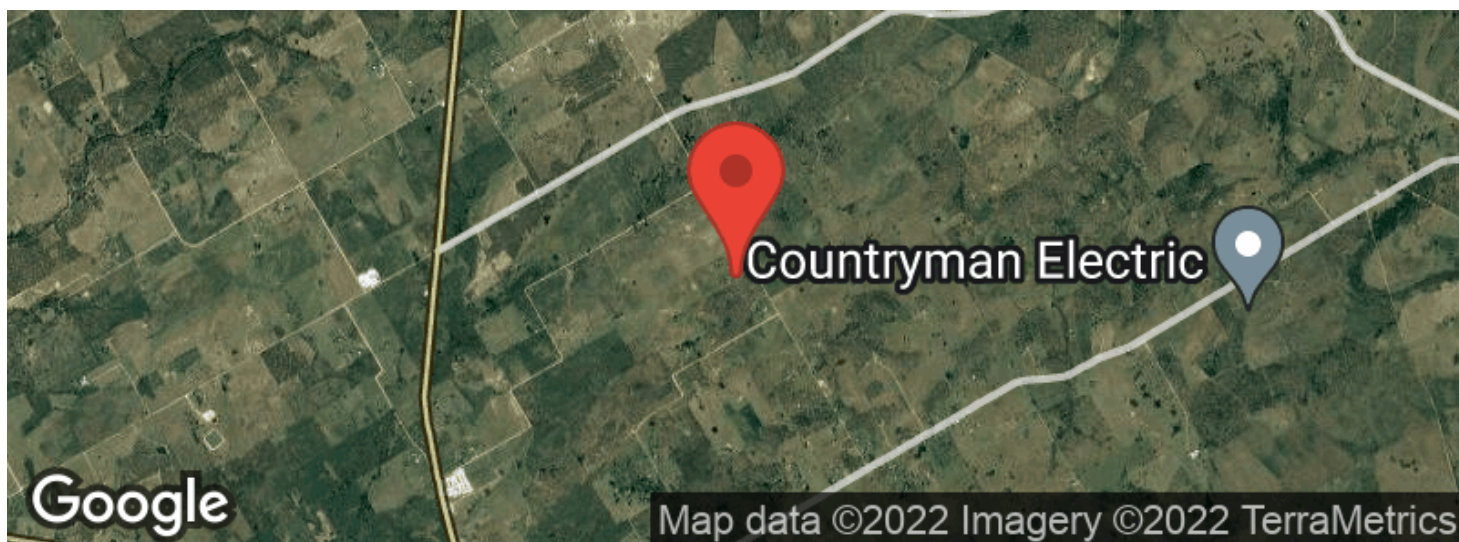
MORE INFO ONLINE:

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Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Oltjendiers

Mobile

(830) 391-1500

Email

jeffo@mossyoakproperties.com

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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