



PANDORA PEARL RANCH

TBD Hwy 87, Stockdale, TX 78160

55.70 Acres

\$445,488



GRAZING

RECREATION

1500 SQFT METAL BUILDING

MINERALS

The native pasture provides loads of grass for your herd while keeping the taxes low with the existing Ag valuation. The water meter and underground water along the highway, along with very accessible electricity make it an excellent candidate for a small home development just out of town. The natural brush, trees, stock pond, and abundant food sources throughout the property make for a perfect habitat for a wonderful hunting paradise as well. The many trails also give the ATV enthusiast endless hours of riding pleasure. There are so many options for this blank canvas of a property; it just needs an artist.

The grasses are abundant throughout, lining the many trails throughout the property. The dominant trees are mesquite along with several majestic oaks. A game pond located on the west side of the property, still holding water in the sweltering August sun, provides a water hole for the abundant wildlife. New survey attached.

The 1,500 sq. ft. metal building can be used for a workshop, hunting cabin, or storage. It previously had a working bathroom with a sink and shower, but has been dormant for several years. There are two garage doors for tractor and trailer storage on the front of the building. The perimeter fences are in good shape on three sides of the property. An old windmill water well is behind the pond dam. The piping is still in place, but the windmill has fallen over. Power lines run to the metal building in the front quarter of the property. A water line along the road frontage is in place along with a water meter.

The seller is offering 25% of the mineral rights with a full price offer. There is recent oil production in the area. An agricultural tax valuation is in place, keeping the carrying costs low.

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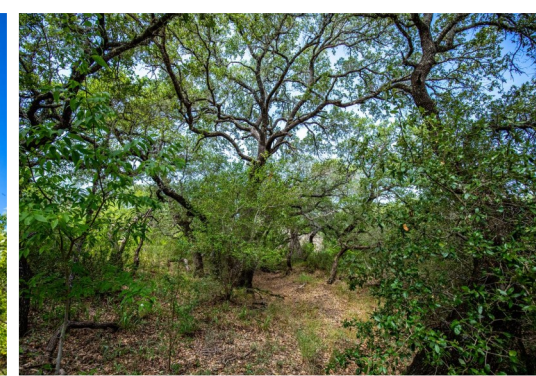
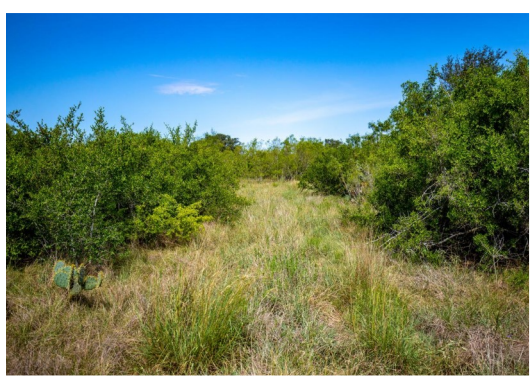


Kendrick Baros

Realtor® - Land Specialist

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(361) 212-2892



LOCATION

Wilson County

4 miles to Stockdale

8 miles to Nixon

29 miles to Seguin

45 miles to downtown San Antonio

DIRECTIONS

From Stockdale, Head west on HWY 87. Property is located 4.4 miles on the left.

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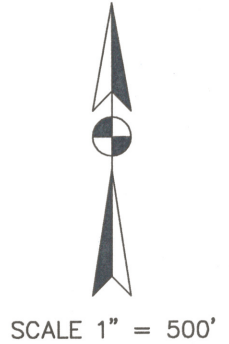
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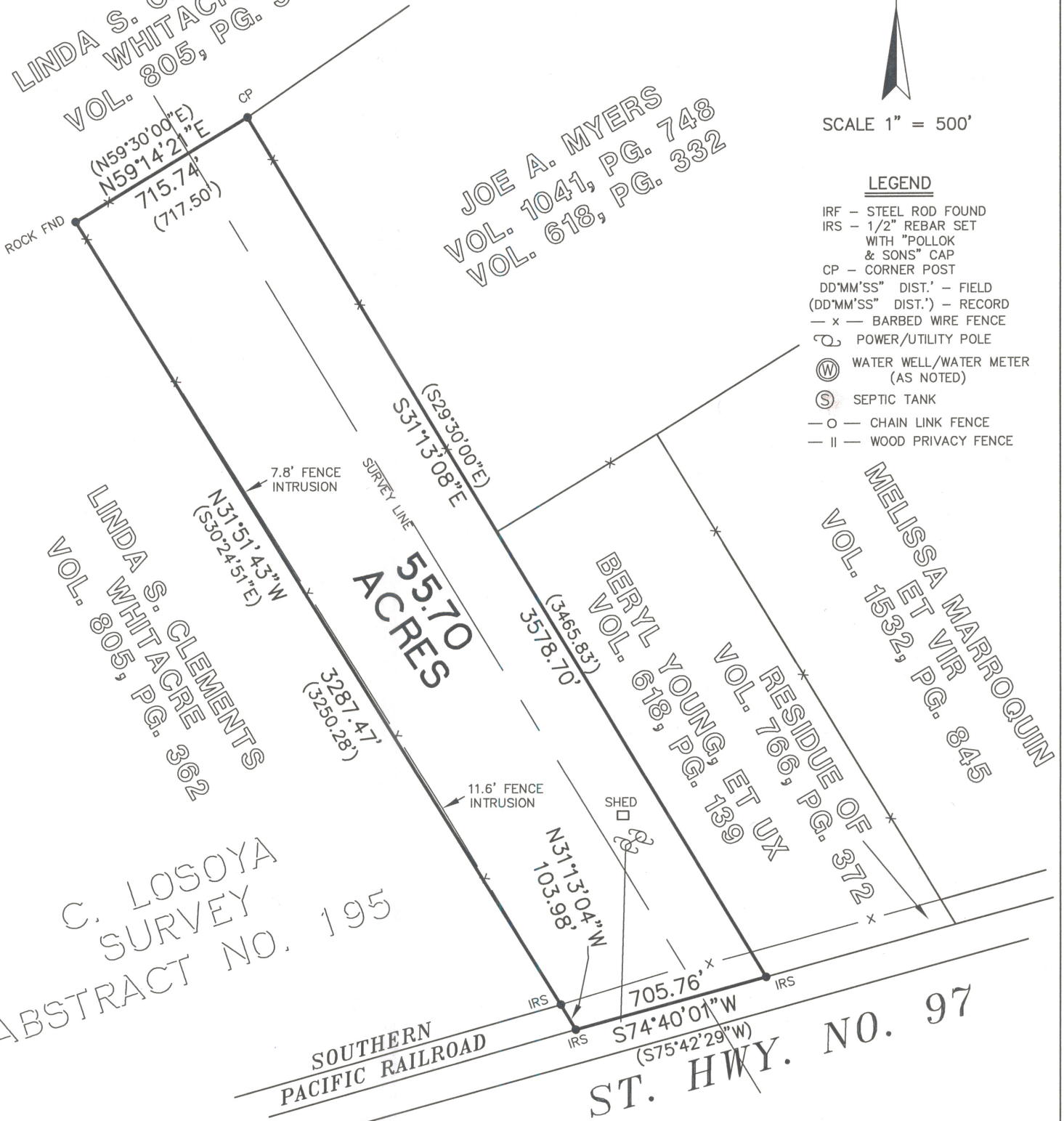
G. WILEY SURVEY
ABSTRACT NO. 439

LINDA S. CLEMENTS
WHITACRE
VOL. 805, PG. 362

JOE A. MYERS
VOL. 1041, PG. 748
VOL. 618, PG. 332



- LEGEND**
- IRF - STEEL ROD FOUND
 - IRS - 1/2" REBAR SET WITH "POLLOK & SONS" CAP
 - CP - CORNER POST
 - DD'MM'SS" DIST.' - FIELD
 - (DD'MM'SS" DIST.') - RECORD
 - x - BARBED WIRE FENCE
 - ⊕ - POWER/UTILITY POLE
 - ⊙ - WATER WELL/WATER METER (AS NOTED)
 - ⊙ - SEPTIC TANK
 - o - CHAIN LINK FENCE
 - || - WOOD PRIVACY FENCE



SURVEY PLAT OF 55.70 ACRES OF LAND OUT OF THE G. WILEY SURVEY, ABSTRACT NO. 439 AND THE CONCEPCION LOSOYA SURVEY, ABSTRACT NO. 195, WILSON COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO GERTRUDE A. YOUNG IN THE DEED OF RECORD IN VOLUME 507, PAGE 615 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS AND A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO BERYL YOUNG IN THE DEED OF RECORD IN VOLUME 766, PAGE 372 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

- SURVEYOR NOTES:
- 1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
 - 2.) RECORDS WERE NOT RESEARCHED FOR EASEMENTS ON THIS TRACT OF LAND.
 - 3.) THE BASIS OF THE BEARING SYSTEM IS NAD83, TEXAS SOUTH CENTRAL.
 - 4.) THIS PLAT WAS PREPARED FOR KENDRICKS BAROS. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
 - 5.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK. THE SURVEYOR ASSUMES NO LIABILITY FOR THIS SURVEY WITHOUT AN ORIGINAL SEAL AND SIGNATURE.



**POLLOK & SONS
SURVEYING, INC.**
FIRM NO. 10052700
FLORESVILLE, TEXAS
(830) 393-4770



STATE OF TEXAS
COUNTY OF WILSON

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION

THIS 27TH DAY OF MARCH, 2019 A.D.

LARRY J. POLLOK

REFERENCE: VOL. 507, PG. 615 - DEED
VOL. 505, PG. 6 - WATER ESMNT. (BLNKT.)

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JOB NO. 19-0070

STATE OF TEXAS
COUNTY OF WILSON

FIELD NOTES FOR 55.70 ACRES OF LAND

BEING 55.70 ACRES OF LAND OUT OF THE G. WILEY SURVEY, ABSTRACT NO. 439 AND THE CONCEPCION LOSOYA SURVEY, ABSTRACT NO. 195, WILSON COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO GERTRUDE A. YOUNG IN THE DEED OF RECORD IN VOLUME 507, PAGE 615 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS AND A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO BERYL YOUNG IN THE DEED OF RECORD IN VOLUME 766, PAGE 372 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set ½” rebar with a “Pollok & Sons” cap on the northerly right-of-way of State Highway 97 for the southeasterly corner of the residue of the Southern Pacific Railroad right-of-way and the southwesterly corner of the Beryl Young land and of this tract;

THENCE North 31° 13’ 04” West, with said Railroad right-of-way, a distance of 103.98 feet to a set ½” rebar with a “Pollok & Sons” cap for the southeasterly corner of the Linda S. Clements Whitacre land as described in Volume 805, Page 362 of the Official Public Records of Wilson County, Texas, the northwesterly corner of said Beryl Young land and a corner of this tract;

THENCE North 31° 51’ 43” West, with the common line of said Whitacre land, a distance of 3287.47 feet to a found rock for an interior corner of said Whitacre land and the northwesterly corner of this tract;

THENCE North 59° 14’ 21” East, continuing with the common line of said Whitacre land, a distance of 715.74 feet to a corner post for the northwesterly corner of the Joe A. Meyers land as described in Volume 618, Page 332 and Volume 1041, Page 748 of the Official Public Records of Wilson County, Texas and the northeasterly corner of this tract;

THENCE South 31° 13’ 08” East, with the common line of said Meyers land and of the Beryl Young, et ux land as described in Volume 618, Page 139 of the Official Public Records of Wilson County, Texas, and across the aforementioned Beryl Young land described in Volume 766, Page 372, in all a distance of 3578.70 feet to a set ½” rebar with a “Pollok & Sons” cap on the aforementioned northerly right-of-way of State Highway 97 for the southeasterly corner of this tract;

THENCE South 74° 40’ 01” West, with said State Highway 97 right-of-way, a distance of 705.76 feet to the **POINT OF BEGINNING** and containing 55.70 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.


Firm No. 10052700

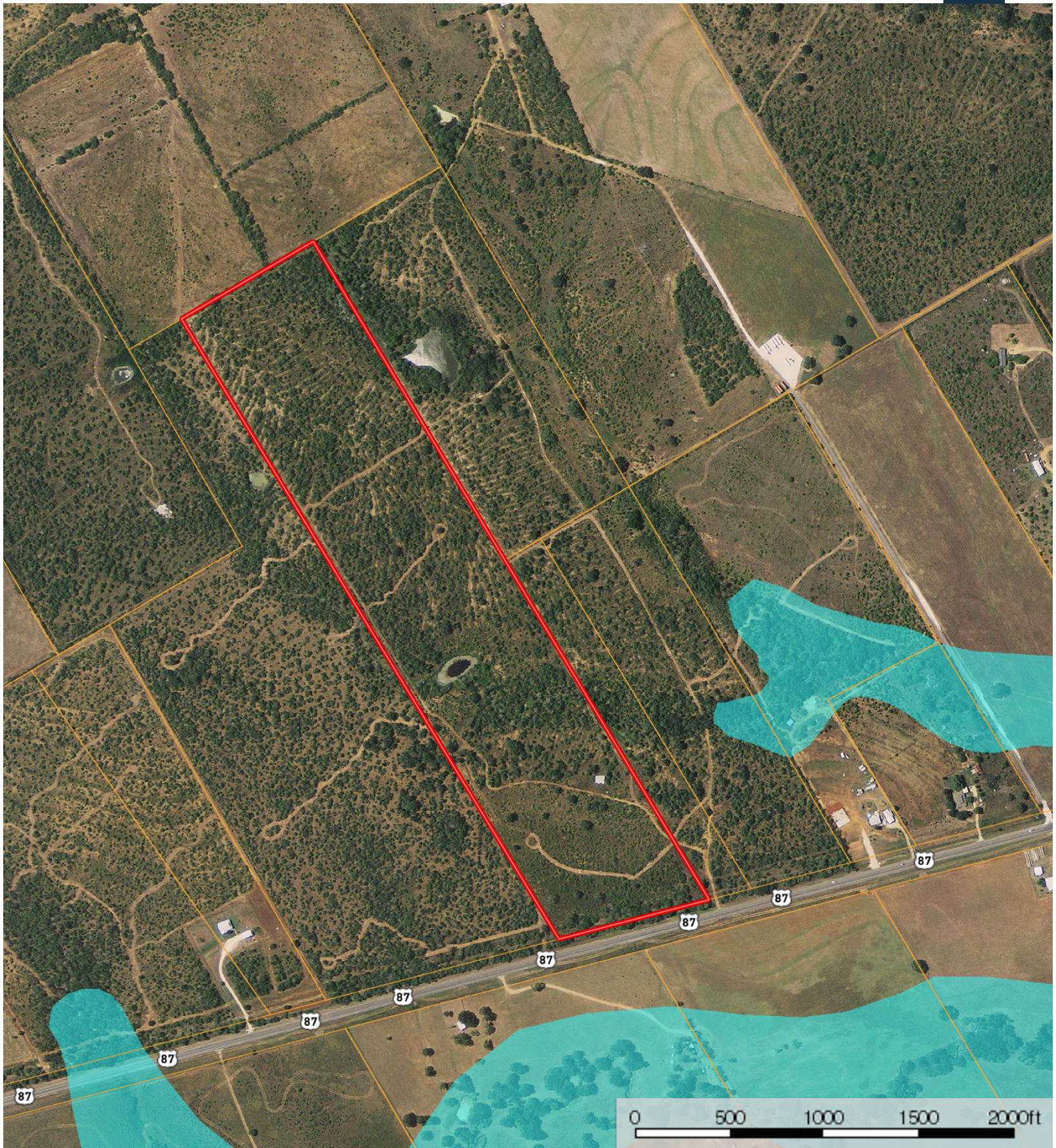
Larry J. Pollok, RPLS #5186
March 27, 2019

Refer: 19-0070





 Boundary

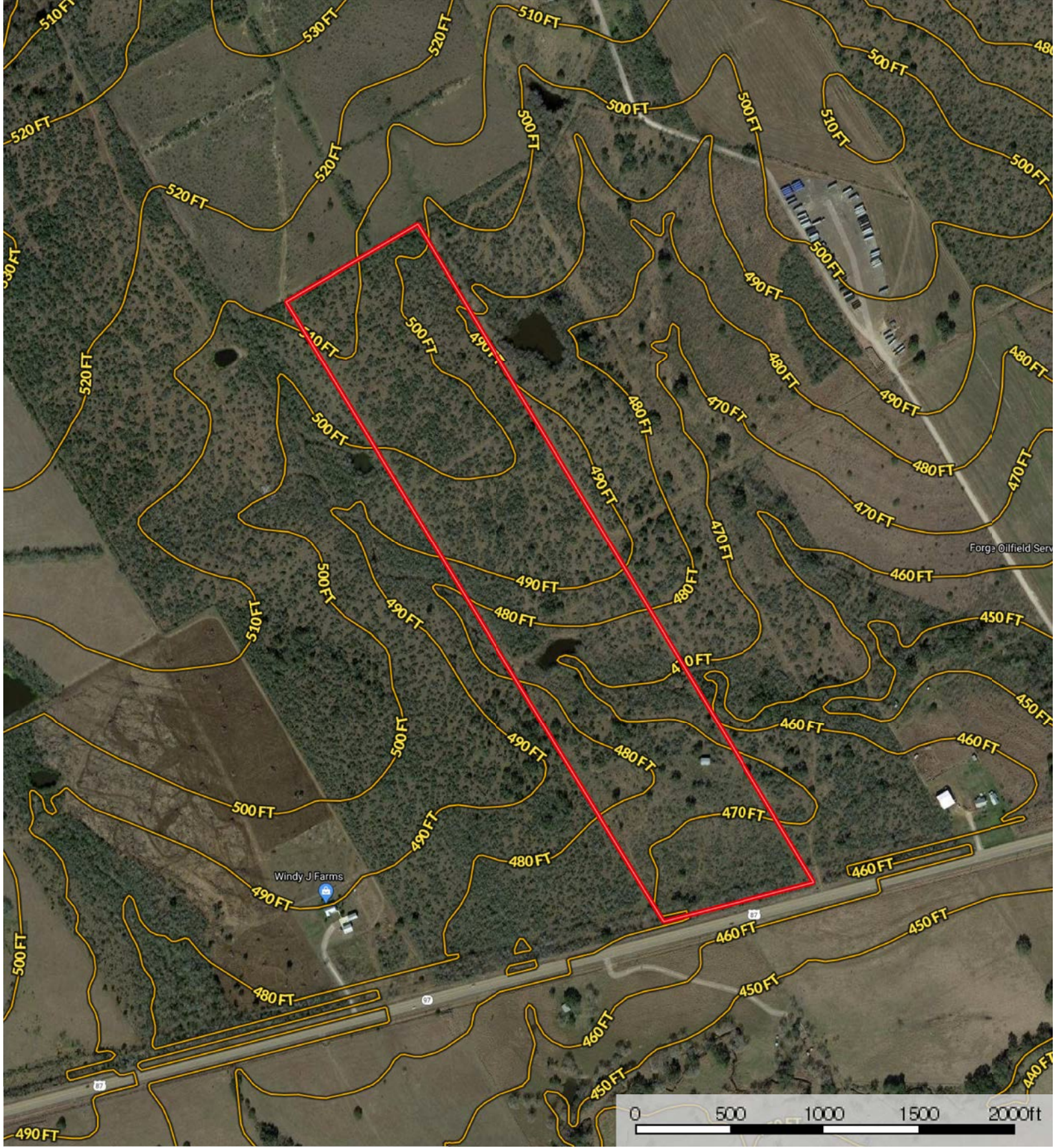


Location

DeWitt County, Texas, 55.7 AC +/-



Boundary



Boundary