



# **Farris Ranch**

**84+/- Ac.**

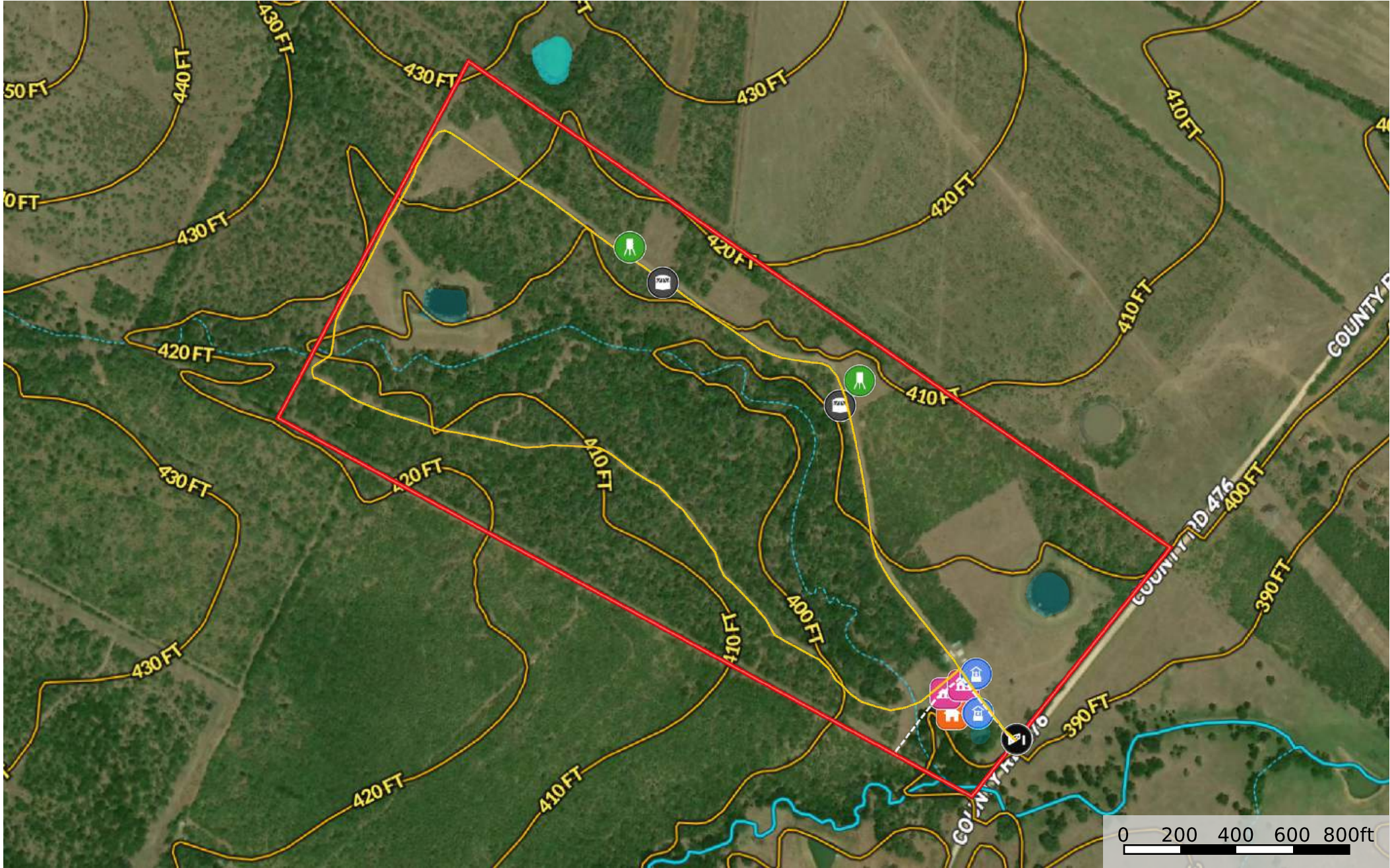
**Wilson County**

An amazing hunting/weekend getaway, less than an hour from San Antonio. This ranch has everything you'd want in a hunting place. From a comfortable ranch house to a stocked fishing pond, to a BBQ pavilion to blinds and feeders and everything in between. This turn-key ranch is ready to be enjoyed, with very little work needed. Housing improvements consist of a nice, clean, 2 bed 1 bath ranch house with a large living room and kitchen, and wonderful covered wrap around porch. The main house had a new roof put on in 2025. Along with the house, there are two cabins, a 1 bed 1 bath, and a 2 bed 1 bath, for extra family and guests. The house and cabins are situated around an awesome covered BBQ pavilion with fire pit. It is the perfect place to sit with a cold drink and talk about the day's hunt. Right next to the house is a well fed pond and cowboy trough, both great places to beat the heat of the Texas summer. The house cabins and pond are all fenced in the southeast corner of the property, allowing you to hunt as much of the property as possible. Just across the field house there is another 1/2 acre pond that is water well fed and stocked with fish, and has a floating boat dock. There is a third pond in the back of the property, offering multiple watering spots for the wildlife. The ranch is dissected by a wet weather creek, which is the perfect "highway" for wildlife. Due to the diverse vegetation, that ranges from hardwoods to mesquite, along with a good combination of heavy cover to open areas, along with the ponds, it's no wonder this is such a great hunting place. Hunters have the opportunity to take white-tail deer, wild pigs, dove, turkey and coyotes. There are two feeders and hunting blinds that convey.

Other improvements the property has to offer are two water wells, fully enclosed wood barn, two covered areas for packing equipment and vehicles, and a shipping container for additional storage. The John Deere 5045D tractor with front bucket and 6' shredder convey with the sale of the property.

This place has it all, all you need is your gun and your toothbrush.





Gate

Well

Cabin

House

Blind

Feeder

Primary Road

Fence

Pond / Tank

Boundary

Stream, Intermittent

River/Creek

Water Body