



## **FM 108- (Nopal/ Smiley) TX**

### **Property Description**

Talk about amazing 360 views! This Working cattle ranch features: Water well, several ponds, electricity, is all fenced and AG exemption in place. This property sits on the county line in both Dewitt and Gonzales Counties with the majority of the property in Gonzales County. Great road frontage off of Wischkaemper Rd, CR 304/ Hattenbach Rd and FM 108 with main access. Perfect property for cattle ranching or recreational land and located just 11 miles from the heart of Yorktown, TX, 25 miles to Nixon, TX and only 75 miles to San Antonio, TX. 204.88+/- acres off of FM 108 located in the Nopal/ Smiley area. Listed at only \$5,250 per acre/\$1,075,620.00 No minerals.

Shown by appointment only. If looking for more land MLS#A49115-938 Gus Meyer Rd features 204.79+/- acres located less than 2.5 miles towards Yorktown.

No Minerals \$5,250 per acre/ \$1,075,620.00