



100 ACRES | 1251 CR 210 | FLORESVILLE, TX

Experience the unmatched beauty, rich heritage, and timeless appeal of this extraordinary South Texas ranch, ideally situated in the highly sought-after Poth ISD. Proudly held in the same family for over a century, this rare legacy property offers an exceptional combination of functionality and breathtaking natural splendor. A truly turnkey operation, the ranch is thoughtfully improved with water and electricity already onsite, functional set of cattle pens and pole barn to store equipment. This sprawling, picturesque ranch features multiple pastures, perfectly suited for rotational grazing and livestock management. A thriving blend of native grasses, native coastal, mesquite, and magnificent mature oak trees blankets the landscape, creating a vibrant, productive, and visually stunning setting. Towering oaks, dense brush, outstanding protection and habitat for both livestock and wildlife. Scenic senderos and winding trails weave gracefully throughout the property, inviting endless exploration by horseback, ATV, or foot. A beautiful, tree-lined wet weather creek meanders through the heart of the ranch, adding character, tranquility, and incredible wildlife appeal of whitetail, deer and turkey creating flood plain on the property. With its diverse terrain, excellent cover, and thriving habitat, this ranch is a true hunter's paradise and an exceptional private wildlife retreat. This private ranch retreat is conveniently located approximately one hour from San Antonio allowing modern conveniences while still enjoying the tranquility and privacy of country living. Whether you envision a productive cattle operation, an elite hunting retreat, or a treasured family ranch to be enjoyed for generations, this one-of-a-kind property delivers unmatched versatility, privacy, and enduring value. Legacy ranches of this caliber, beauty, and provenance are increasingly rare-offering a once-in-a-lifetime opportunity to own an iconic piece of the South Texas landscape. Schedule your showing today! Existing pipelines on the property, no minerals convey.

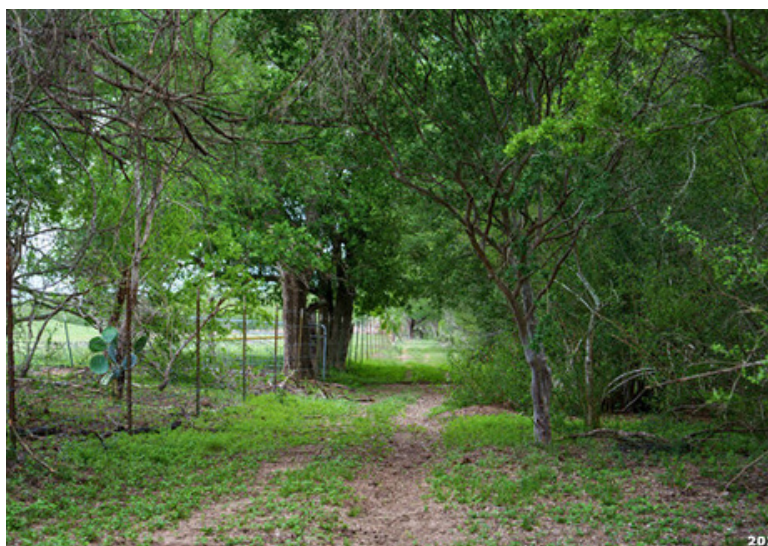
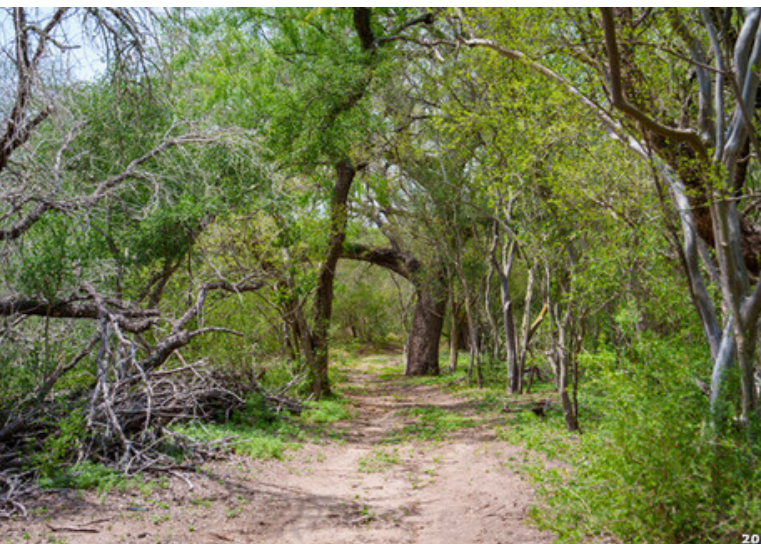


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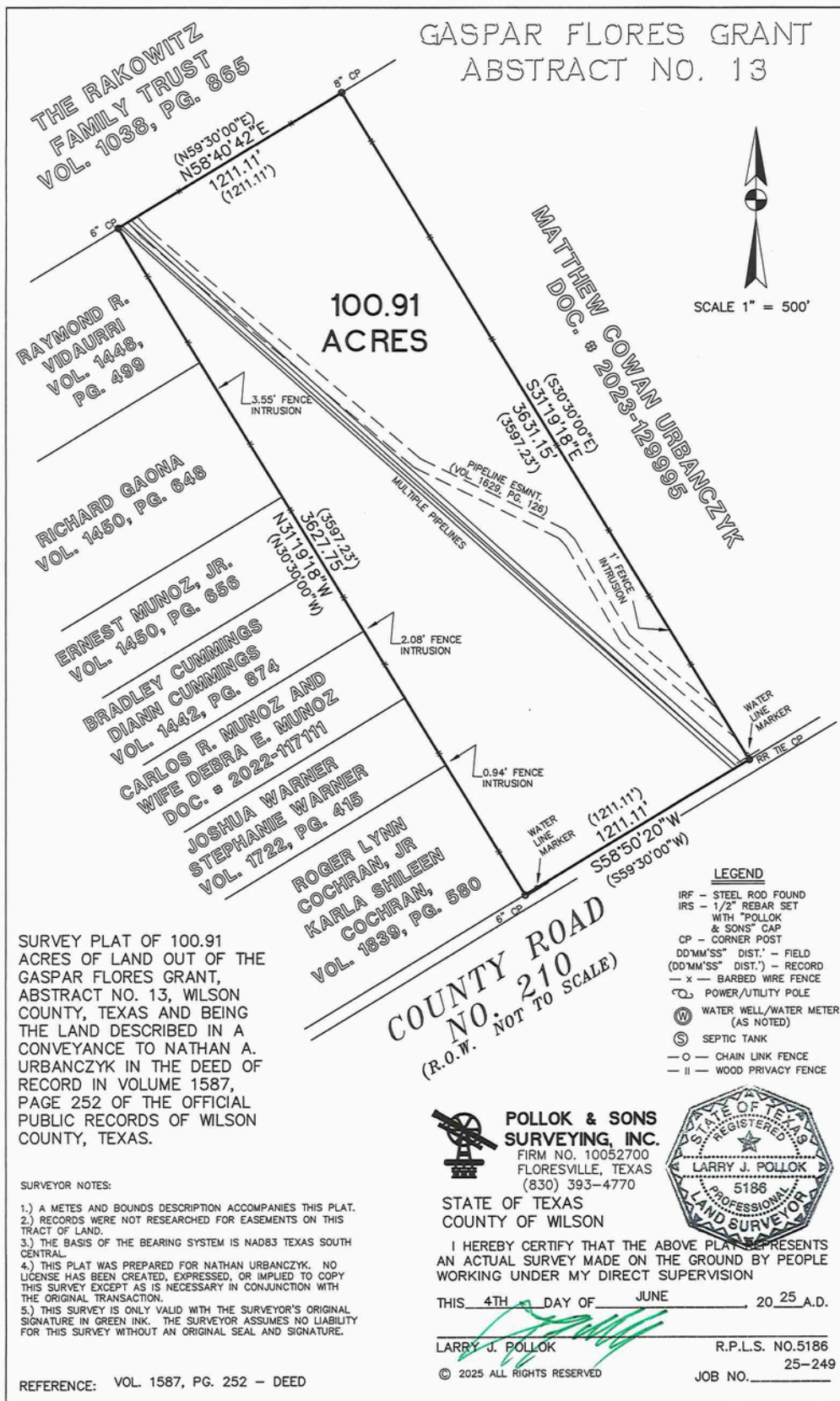
KAREN GULICK, BROKER (210) 531-6695
KAREN@KARENGULICK.COM



Although the Broker or Agent has used reasonable care in obtaining data, this material is submitted without representation, warranty, or guarantees, and is subject to errors and omissions. Moreover, all information is subject to changes by the owner as to price or terms, to prior lease, to withdrawal of the property from the market, and to other events beyond the control of the Broker.

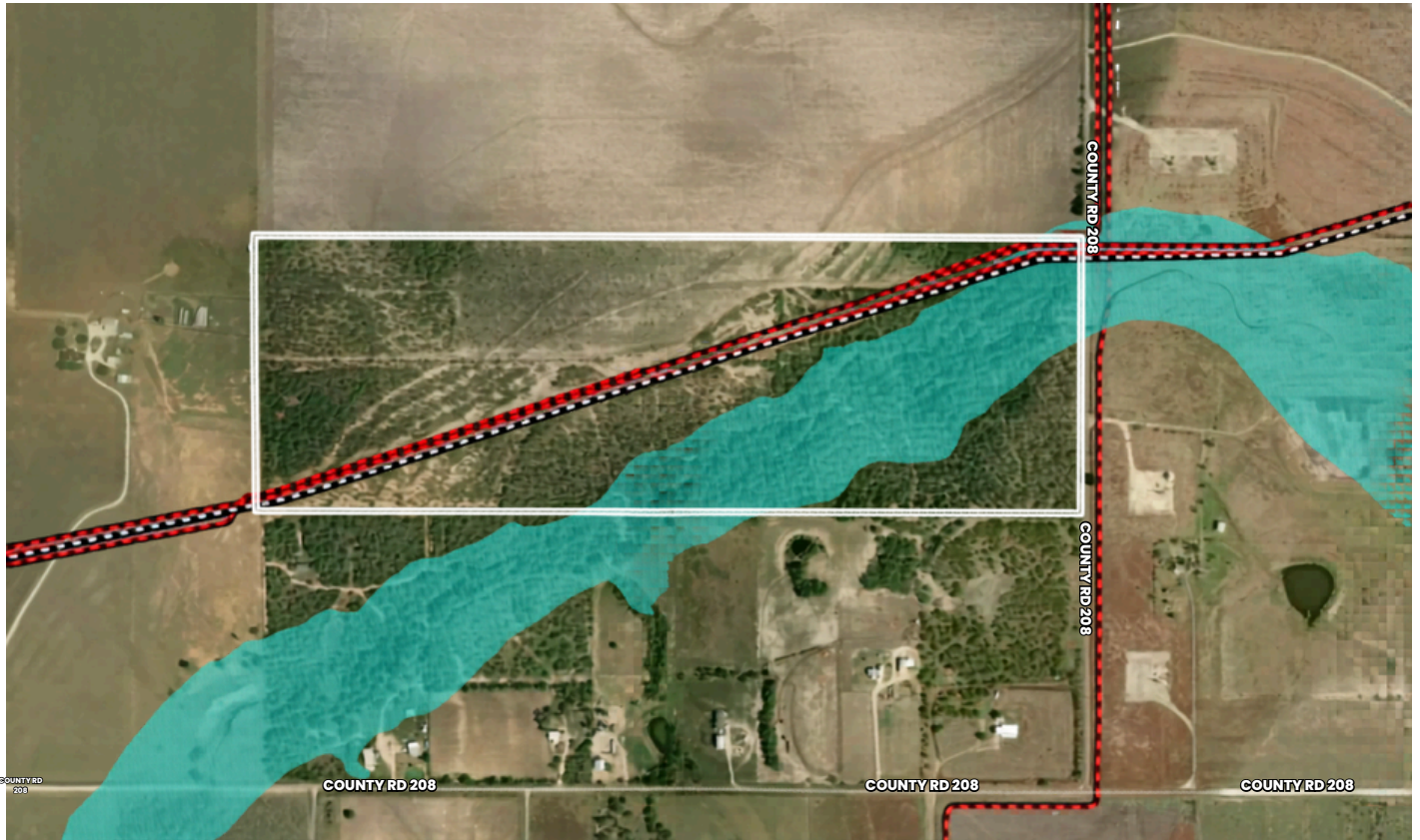


SURVEY



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LAND ID



A rare opportunity to own a piece of South Texas history — this incredible property has been in the same family for over **100 years** and offers beauty, privacy, and versatility.

Property Highlights:

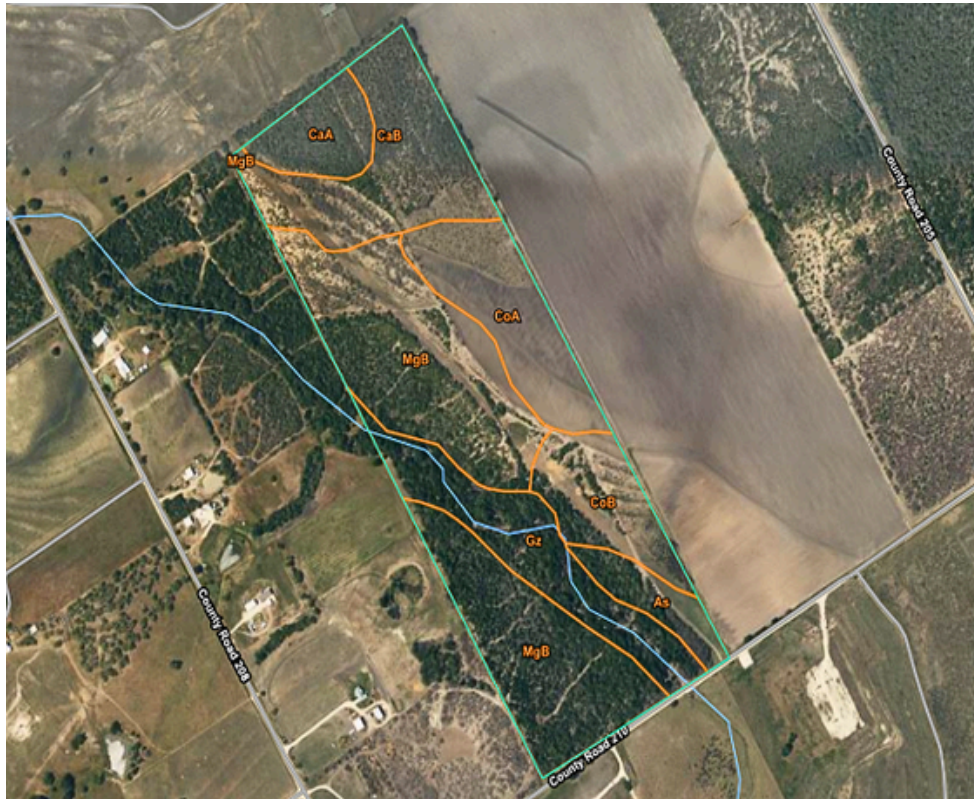
- Located in desirable **Poth ISD**
- Family owned for over a century
- Multiple pastures for grazing or recreation
- Established senderos throughout the property
- Scenic wet weather creek
- **Great tree cover** with mature oak trees
- Excellent habitat for native wildlife
- **Perfect for hunters** – abundant whitetail deer & turkey
- Small set of cattle pens and pole shed in place
- Private, peaceful, and picturesque setting

Legacy properties like this rarely come available. Endless potential for ranching, recreation, or investment. Rural water and electricity is available on the property. Pipelines on the property. No minerals convey.



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SOIL MAP



Map Unit Symbol	Map Unit Name	Percent of AOI
As	Buchel clay, 0 to 1 percent slopes, frequently flooded	4.30%
CaA	Clareville clay loam, 0 to 1 percent slopes	5.80%
CaB	Clareville clay loam, 1 to 3 percent slopes	16.20%
CoA	Coy clay loam, 0 to 1 percent slopes	12.00%
CoB	Coy clay loam, 1 to 3 percent slopes	8.50%
Gz	Degola and Zavala soils, frequently flooded	13.10%
MgB	Miguel fine sandy loam, 1 to 3 percent slopes	40.10%
Totals for Area of Interest		100.00%



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LOCATION



APPROXIMATE DISTANCES

- **San Antonio: 1 hour**
- **Floresville: 22 Minutes**
- **Poth ISD: 16 Minutes**
- **Corpus Christi: 1 Hour 45 Minutes**



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SABOR MLS

Agent Report



Addr: 1251 County Road 210
Status: **NEW**
Area: 2800
Int.St./Dir: Continue on TX-181 Loop S to Floresville, Turn Left onto FM 541 in Poth, Follow to FM 1344S, Follow to CR. 210 (Three Oak School House), Turn Left onto CR. 210, Turn Right on CR. 210. Follow to sign.
City: Floresville
County: Wilson
Legal: A0013 D G Flores Sur, Tract 31A, Acres 100.
Compass Point frm SA: SW
Available w/ Lease: No
Sch Dist: Poth
Elem: Poth
Middle: Poth
High: Poth
Class: Farm Ranch
Grid:
List Price: \$1,500,000
AdSf: 0
Zip: 78114
CAN#: 00130000003101
Distance From SA: 25-50 MI from Downtown
Type: Farm/Ranch
Recent Rehab:
BR: 0
FBaths: 0
HBaths: 0

Level	Level	Utility Suppliers	Base Taxes	Existing Exemptions
Living Room ---	Primary Bedroom ---	Gas:	County: \$40.15	Over 65: No
Dining Room ---	Primary Bath ---	Electric: Karnes Elec	City: \$0	Disabled: No
Family Room ---	Bedroom 2 ---	Garbage:	School: \$94.94	Homestead: No
Kitchen ---	Bedroom 3 ---	Water: Three Oaks	Other: \$19.97	Agric: Yes
Breakfast ---	Bedroom 4 ---	Sewer:	Total: \$155.06	Other: No
Utility ---	Bedroom 5 ---	Other:	Rollback Taxes:	
Entry Room ---				
Study/Office ---				

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Property Description	If Leased	Acres
Total Acres: 100.91	Grazing Price/Acre:	# Cultivated:
Price/Acre: \$14,864	Hunting Price/Acre:	# Irrigated:
Value/Impr: 0	Mineral Price/Acre:	# Pasture:
Mineral Owned by Seller: 0.08	Current Status:	# Level:
Minerals to Convey: 0		# Rolling:
Mineral Rts: Retains Exclusive Rights	# Barn Stalls 1	# Hilly:

Owner: See Broker
List Agent: Kaylin Biela
Sell Concess: The compensation and bonus fields have been removed in accordance to the NAR Settlement, which requires compensation information to be excluded in the MLS.
Sub Agency Allowed?: (210) 216-9380 kaylin.biela@gmail.com
List Office: South Texas Realty, LLC SXTR00 (830) 393-0000 karen@karengulick.com
Owner LREA/LREB: No

Offers of concessions in the MLS are non-binding amounts to be negotiated between the buyer and seller and may not communicate an offer or actual payment to any broker; post-closing concessions in the MLS reflect the amounts paid by the seller towards the buyer's closing costs.

Ph to Show: 210-216-9380
Lockbox Type: Combo
Showing Contact: ShowingTime
Agency Rsv: Pref. Title Co.: Wilson County Abstract

AgentRmrks: Buyer's agent to verify taxes, school district and important information. No current oil lease on the property per the Sellers. Existing pipelines on the property. Three Oaks water is at the pens. Electricity is at the road and old windmill water well. Water well has not been operated in 30 years. Estimated 120 feet dug in the 1900's. Buried saltwater line runs parallel to the county road.

Remarks: Experience the unmatched beauty, rich heritage, and timeless appeal of this extraordinary South Texas ranch, ideally situated in the highly sought-after Poth ISD. Proudly held in the same family for over a century, this rare legacy property offers an exceptional combination functionality and breathtaking natural splendor. A truly turnkey operation, the ranch is thoughtfully improved with water and electricity already onsite, functional set of cattle pens and pole barn to store equipment. This sprawling... (text truncated for print)

Present Use: Residential, Ranch, Farm, Recreational, Beef Cattle, Fishing, Grazing, Horse Farm, Hunting, Orchard, Other	Road Frontage: County
Construction:	Water: Wet Weather Creek
Sewer: None	Terrain: Gentle/Slope, Rolling, Hilly
Shallow Water: Windmill	Showing Instr: Gate Locked, Appointment Only
Irrigation Wells: No Wells	Accessible/Adaptive: No
Amenities:	Prpsd Terms: Cash, Conventional, TX Vet, USDA
Util Avail: Electricity, Water	Water/Sewer: Co-op Water
Util On Site: Electricity, Water	Style:
Docs Avail: Survey, Other	Exterior:
Description:	Lot Improvements Surface:
Misc:	Other Structures:
Restrictions: None	
Green: Features - none / Certification - none / Energy Efficiency - none	

Contingent Info:	DOM/CDOM: 4/ 4	Sold Price:
Contract Date:	Sale Trms:	SqFt/Acre:
Closing Date:	Price per SqFt:	
Sell Ofc:	Selling Agent:	Source SqFt Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.

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The Federal Fair Housing refers to Title VIII of the Civil Rights Act of 1968. This Act, in addition to the Texas Fair Housing Act, protects your right to rent an apartment, buy a home, obtain a mortgage, or purchase homeowners insurance free from discrimination based on Race, Color, National Origin, Religion, Sex, Familial Status or Disability.

Prepared By: Karen Gulick | South Texas Realty, LLC | 04/28/2026 09:11 AM



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POTH ISD



Poth Independent School District

Building brighter futures one student at a time.

[District Calendar](#) [Employment](#) [Lunch Menu](#) [Quicklinks](#) [Q](#)

[Our District](#)

[Board of Trustees](#)

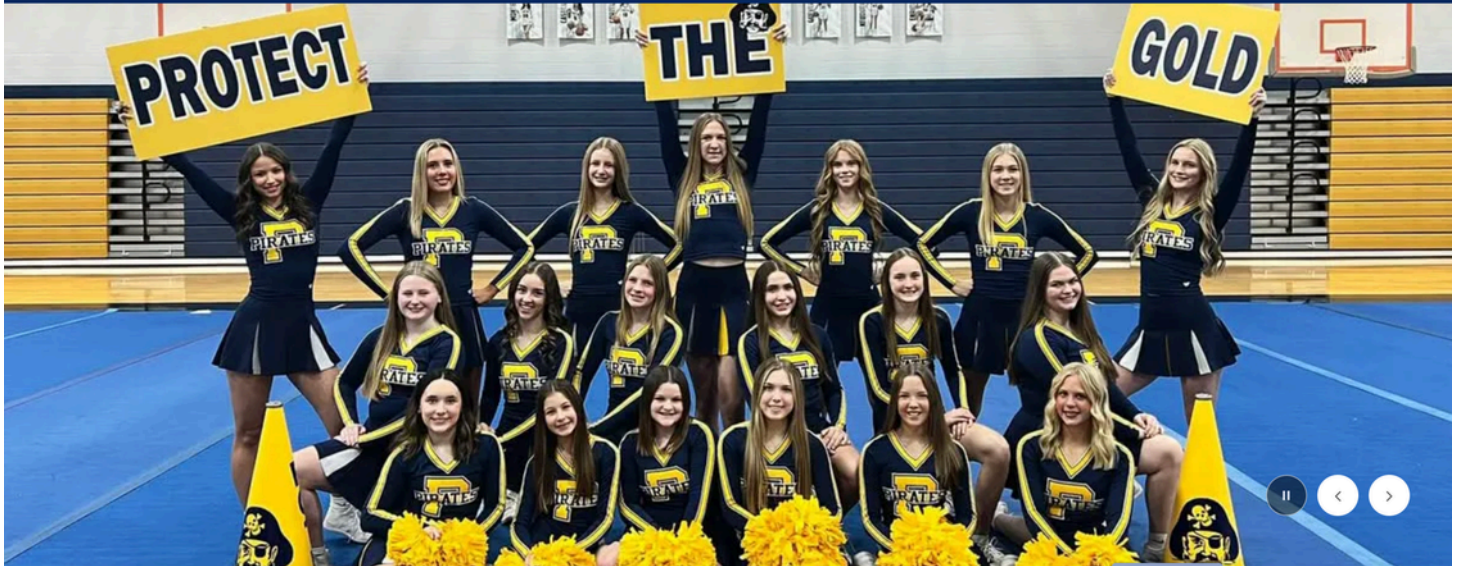
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[For Staff](#)



Abrego Lake

By the Numbers

[VIEW ALL FACTS](#) >



Top 5%

Poth ISD ranks among the top 5% of public school districts in Texas, with an overall testing rank of 10/10.



97%

Poth High School boasts a graduation rate significantly higher than the state average.



Safety

Staff and student safety is a top priority.



100%

Of students love our cafeteria food



Culture

The student culture at Poth ISD is unmatched and often recognized by other districts in the area.



1:1

Connected campus



Testing

Poth ISD consistently outperforms state average test scores.



12:1

Student-Teacher Ratio



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SOUTH TEXAS REALTY, LLC

Name of Sponsoring Broker (Licensed Individual or Business Entity)

9007460

License No.

info@southtexasrealtyllc.com

Email

830-393-0000

Phone

Karen Gulick

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Karen Gulick

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karen@karengulick.com

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Phone

Kaylin Biela

Name of Sales Agent/Associate

751192

License No.

kaylin.biela@gmail.com

Email

210-216-9380

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2



SOUTH TEXAS
— REALTY, LLC —

PRESENTED BY



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SOUTH TEXAS
— REALTY, LLC —
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