



For Sale on Market

**\$165,000**

Call 7133771022 Today!

## 5752 MOCKINGBIRD LN, MATHIS, TX 78368

2 BEDS, 1 FULL BATH(S)

Price Improvement! Enjoy peaceful country living with this two-bedroom, one-bath, two-story home situated on approximately 2.5 acres just 10 minutes from Mathis and IH-37, and only 20 minutes from the Calallen area. The main entrance is located on the side of the home, leading into the downstairs level where you'll find both bedrooms, the full bathroom, and laundry room. Upstairs features an open-concept living and kitchen area with access to the upper balcony, creating a bright and inviting space to gather and relax. Previously used as a rental property, the home is functional and ready to live in as-is, while still offering the opportunity to make updates over time. The property also includes a storage building/workshop and an older stable toward the back of the acreage—ideal for hobbies, small livestock, or additional storage. With room to spread out and a quiet rural setting, this property offers privacy and convenience in one package. Make this property your new HOME!!

### GENERAL DESCRIPTION

- Subdivision:** Sma-Chaparral Ridge Sub
- Property Type:** Single Family
- Bedrooms:** 2
- Baths:** 1 Full
- Stories:** 2
- Style:** Other
- Year Built:** 1996
- Building Sqft:** 1,456 /
- Lotsize:** 112,385
- MLS# / Area:** CCARTX-471827



Presented By  
**Chad Sayles**

Walzel Properties - Spring

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Listing Broker  
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