

\$1,200,000 - 2533 N Bus Loop 181, Floresville

MLS® #1698258

\$1,200,000

4 Bedroom, 3.00 Bathroom, 2,128 sqft

Farms and Ranches on 58.15 Acres

A0001 - S & J AROCHA SUR, Floresville, TX

The "Floresville 58 Farm" is a gorgeous farm just outside of the Floresville city limits and North of Riverbend Golf Course in Wilson County. The 58.15 +/- Ag exempt acres has over 800 ft of frontage on HWY 181 Bus Loop N PLUS over 850 ft of San Antonio River frontage in the back of the property. The front pasture is a gentle sloping 24 +/- acres of coastal bermuda hay field with several amazing, mature live oaks along the perimeter.

The lower back pasture is an 18 +/- acre field with newly planted winter oats, and as you work your way closer to the river, you'll enjoy giant pecan, willow, oak, & elm trees. The farmyard has a 4-bedroom, 2.5 bath manufactured home, a 4200 sq ft covered barn with holding pens, an additional set of cattle pens and a storage shed. The entrance pasture is coastal Bermuda hayfield and is gentle sloping. The lower back pasture has newly planted winter oats. As you move closer to the river bottom, the more gigantic and numerous are the Pecan, Elm, and Willow trees. The middle portion of the property has all the improvements with a 2128 sq ft manufactured home built in 1997 (4 BR, 2.5 BTHS), a 4200 sq ft covered metal barn w/holding pens for your 4H projects, a nice set of cattle pens, a storage shed, and a water well for irrigation and farm use. The house also has a water meter from Oak Hills Water Supply and Electric is provided by FELPS Elec. Buyer can purchase separately a 70 hp Mahindra Tractor w/attachments such



as a road grader, crosscut plow, disk harrow
PLUS pull from 10 beautiful angus cows, 8
calves an a bull. A cattle trailer and flatbed
trailer are also available for purchase. The
Floresville 58 Farm - A gorgeous country farm
convenient to town!

Built in 1997

Essential Information

ListingFeed	abor_vow
MLS® #	1698258
List Price	\$1,200,000
Sale Price	\$1,005,000
Sale Date	February 26th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,128
Acres	58.15
Year Built	1997
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2533 N Bus Loop 181
Subdivision	A0001 - S & J AROCHA SUR
City	Floresville
County	Wilson
State	TX
Zip Code	78114

Amenities

Utilities	Electricity Connected, See Remarks, Water Connected
Features	None
Parking	See Remarks
View	Pool, Pasture, Rural, River, Trees/Woods

Is Waterfront	Yes
Waterfront	River Front, See Remarks
Has Pool	Yes

Interior

Interior	See Remarks
Appliances	See Remarks
Heating	See Remarks
Cooling	See Remarks
# of Stories	1
Stories	One

Exterior

Exterior Features	See Remarks
Lot Description	Agricultural, Farm, Gentle Sloping, Many Trees, See Remarks, Trees Large Size
Windows	See Remarks
Roof	See Remarks
Construction	See Remarks
Foundation	Block, See Remarks

School Information

District	Floresville Isd
Elementary	Outside School District
Middle	Outside School District
High	Outside School District