

# **\$1,200,000 - 2533 Business Loop 181 N, Floresville**

MLS® #1733292

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## **\$1,200,000**

4 Bedroom, 3.00 Bathroom, 2,128 sqft  
Farms and Ranches on 58.15 Acres

N/A, 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	sabor_vow_sold
MLS® #	1733292
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	Farm/Ranch
Status	Sold

**Community Information**

Address	2533 Business Loop 181 N
Subdivision	N/A
City	Floresville
County	Wilson
State	TX
Zip Code	78114

**Amenities**

Utilities	Electricity, Water
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**School Information**

District	Floresville ISD
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Elementary	Floresville
Middle	Floresville
High	Floresville