

\$895,000 - 1891 Tx-97, Floresville

MLS® #1899208

\$895,000

4 Bedroom, 4.00 Bathroom, 2,618 sqft

Farm Ranch on 22.40 Acres

N/A, Floresville, TX

Experience the perfect blend of country living and modern convenience with this extraordinary 22.4-acre private equestrian estate, ideally located just 10 minutes from H-E-B, Super Walmart, and an array of dining establishments. Thoughtfully designed for both comfort and functionality, this property offers every amenity a discerning buyer could desire. The custom-built residence features 4 spacious bedrooms, 2.5 baths, and a detached carport complete with storage and an additional half bath. Inside, the home showcases low-maintenance tile and laminate floors throughout-no carpet-along with abundant storage solutions. The heart of the home is an inviting eat-in kitchen with a central island, complemented by a cozy formal dining room. The master suite includes dual sinks, soaking tub, and walk-in shower. Equestrian enthusiasts will appreciate the covered riding arena, adjoining barn and a separate tack building complete with washer/dryer hookups. The property includes 4 loafing sheds positioned across individual pastures, a feed building, storage areas, and chicken coops for a fully self-sustained lifestyle. Additional amenities include: a 3-bay workshop with spray foam insulation and central heat/air. Dog kennel with concrete floor, spray foam insulation, and a commercial sink with hot/cold water. Multiple storage structures, including an equipment shed and pantry building. Fully fenced and cross-fenced acreage with 50-year, 5' horse wire for optimal security and



functionality. This estate offers an unmatched combination of luxury, practicality, and proximity to town conveniences-all while providing the privacy and space of true country living. The covered rear patio is ideal for enjoying evenings watching the sunset. A rare opportunity for those seeking a fully equipped horse property designed for both lifestyle and legacy.

Built in 2003

Essential Information

MLS® #	1899208
Price	\$895,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,618
Acres	22.40
Year Built	2003
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Price Change

Community Information

Address	1891 Tx-97
Area	2800
Subdivision	N/A
City	Floresville
County	Wilson
State	TX
Zip Code	78114

Amenities

Utilities	Electricity, Water, Telephone, High Speed Internet
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Exterior

Exterior Features	Barn, Fenced, Cross Fenced, House, Chicken House, Dog Kennel,
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Exterior Lighting, Holding Pen, Loafing Shed, Outdoor Arena,
Outbuildings, Storage Building, Tractor Shed, Workshop

Construction Brick/Stone, Stucco

School Information

District Floresville Isd

Elementary Floresville

Middle Floresville

High Floresville

Additional Information

Days on Market 45

Listing Details

Listing Agent James Peterson

Listing Office United Country Real Estate Texas Ranch and Home

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