

\$1,499,999 - 1459 County Road 120, Floresville

MLS® #1918276

\$1,499,999

3 Bedroom, 3.00 Bathroom, 2,002 sqft

Farm Ranch on 55.24 Acres

N/A, Floresville, TX

This stunning 3 bedroom, 3 bathroom, modern farmhouse offers the perfect blend of comfort, convenience, and character. It is located on a rare and historically significant 55.24-acre riverfront property with over 3,400 feet of San Antonio River frontage just a short 10 minute drive to Floresville or 30 minutes to San Antonio. This property offers privacy, agricultural use, and a historically designated adobe/brick structure originally built in the 1750's. The historic home and adjacent campo santo site carry a historical recognition (Flores Rancho). The main residence is a 3 bedroom / 3 full bath custom home, built in 2020, designed with quality and energy efficiency in mind, featuring 2x6 exterior framing, upgraded insulation, and custom cabinetry throughout. This home is filled with natural light, has plenty of storage, and features an open floor plan with split bedrooms. The land is unrestricted, currently ag-exempt, and partially fenced for livestock, with approximately 15 acres sprigged in coastal bermudagrass. Both homes sit outside the floodplain within a 3 acre field-fenced yard. The historic structure has a dedicated electric meter and septic system. The water well was professionally reconditioned approximately two years ago. Additional improvements include a 30x40 shop with a 30x26 carport, a 30x40 three-sided barn, a small fruit orchard, and full RVhookups near the historic home (septic, water, and 20-amp electric service). This is more than land - it's a story, a legacy, and a place where



history continues to live. Opportunities like this are rare, and once gone, rarely come again.

Built in 2020

Essential Information

MLS® #	1918276
Price	\$1,499,999
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,002
Acres	55.24
Year Built	2020
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	New

Community Information

Address	1459 County Road 120
Area	2800
Subdivision	N/A
City	Floresville
County	Wilson
State	TX
Zip Code	78114

Amenities

Utilities	Electricity, Water
Is Waterfront	Yes

Exterior

Exterior Features	Additional Structures, Barn, Fenced, Cross Fenced, House, Hay Barn, River, Storage Building, Workshop
Lot Description	Hunting Permitted, Mature Trees (ext feat), Ag Exempt, Partially Wooded, Pasture, Secluded, Waterfront

School Information

District	Floresville Isd
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Elementary	Floresville
Middle	Floresville
High	Floresville

Additional Information

Days on Market	5
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Listing Details

Listing Agent	Whitney Yocham
Listing Office	Homestead & Ranch Real Estate



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