

\$590,000 - 320 Pullins Drive, Pleasanton

MLS® #1918510

\$590,000

3 Bedroom, 2.00 Bathroom, 1,912 sqft
Farm Ranch on 12.46 Acres

N/A, Pleasanton, TX

Embrace the tranquility of rural life on this expansive 12.46-acre property in Pleasanton, Texas. Whether you're searching for a peaceful personal getaway or a unique investment opportunity, this Texas country retreat provides privacy, natural beauty, and endless potential. Find ultimate relaxation on this secluded parcel, set away from busy roads for maximum privacy. Here, you can immerse yourself in the simple pleasures of nature: watch deer graze nearby, listen to cardinals' cheerful songs, and greet each morning with breathtaking sunrises over the South Texas landscape. As night falls, millions of stars light up the Milky Way, creating a magical backdrop perfect for stargazing and unwinding. The property features a three-bedroom, two-bathroom home, blending rustic charm with modern amenities to ensure your stay is both comfortable and relaxing. Every detail is designed to enhance your enjoyment and provide a welcoming retreat from the everyday. Outdoor enthusiasts will appreciate world-class dove hunting and excellent opportunities for whitetail deer, turkey, and hog hunting. The expansive grounds provide ample parking, making it easy to host guests or accommodate multiple vehicles during your visit. This property not only serves as a wonderful personal retreat but has also proven to be a profitable living space for years. It's ideally suited for guests seeking to escape city life and reconnect with nature. Whether you use it for personal relaxation or as a lucrative



rental opportunity, the possibilities are limitless. On a separate 12.46-acre parcel, a three-bedroom, two-bathroom home offers an open and airy layout with lofty ceilings and no carpet throughout. The galley kitchen includes a cozy breakfast nook, and a flexible space off the kitchen serves as a secondary living area, office, or formal dining room. Outside, a large shed and fenced-in area provide space for animals or hobbies, adding to the property's versatility. Enjoy the peace of country living while being just minutes from Pleasanton's city amenities and only 40 minutes away from San Antonio. Easy access to IH-37 makes a commute quick and convenient. This property offers endless potential for those who desire a tranquil lifestyle close to modern conveniences. Don't miss your opportunity to own a piece of paradise in Texas country. Whether for personal enjoyment or as an investment, this retreat is ready to help you experience the best of country living.

Built in 1965

Essential Information

MLS® #	1918510
Price	\$590,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,912
Acres	12.46
Year Built	1965
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	New

Community Information

Address	320 Pullins Drive
Area	2900

Subdivision	N/A
City	Pleasanton
County	Atascosa
State	TX
Zip Code	78064

Amenities

Utilities	Electricity, Water, High Speed Internet
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Exterior

Exterior Features	Barn, Holding Pen, Fenced, Cross Fenced, House, Other - See Remarks, Additional Structures
Lot Description	Wooded, Mature Trees (ext feat), Secluded, Cleared, Heavily Wooded, Other, Raw Land
Construction	Frame, Other

School Information

District	Pleasanton
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Days on Market	8
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Listing Details

Listing Agent	Paul Clarke
Listing Office	Coldwell Banker D'Ann Harper, REALTOR

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