

# \$11,906,635 - 2675 Fm 465, Seguin

MLS® #1676808

**\$11,906,635**

0 Bedroom, 0.00 Bathroom, 2,528 sqft  
Farm Ranch on 183.18 Acres

N/A, Seguin, TX

183 plus acres in the Marion ETJ ready for development! Property has access to two roads, Santa Clara and Stagecoach. The train tower is in a 100 year lease (prior to current owners) while the telephone tower lease will remain with the current owner/seller. The land slightly rolls with plenty of trees and a pond that would be a perfect place for a development park. Seller requires 18 month Seller leaseback at no cost for use of home, driveway and barns. Value is in the land.

Built in 1979

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | 1676808      |
| Price          | \$11,906,635 |
| Bathrooms      | 0.00         |
| Square Footage | 2,528        |
| Acres          | 183.18       |
| Year Built     | 1979         |
| Type           | Farm Ranch   |
| Sub-Type       | Farm/Ranch   |
| Status         | Active       |

## Community Information

|             |             |
|-------------|-------------|
| Address     | 2675 Fm 465 |
| Area        | 2705        |
| Subdivision | N/A         |
| City        | Seguin      |
| County      | Guadalupe   |



|          |            |
|----------|------------|
| State    | TX         |
| Zip Code | 78155-9575 |

### **Amenities**

|           |                                  |
|-----------|----------------------------------|
| Utilities | Electricity, High Speed Internet |
|-----------|----------------------------------|

### **Exterior**

|                   |                   |
|-------------------|-------------------|
| Exterior Features | None              |
| Lot Description   | Ag Exempt, Wooded |
| Construction      | Other             |

### **School Information**

|            |         |
|------------|---------|
| District   | Marion  |
| Elementary | Krueger |
| Middle     | Marion  |
| High       | Marion  |

### **Additional Information**

|                |     |
|----------------|-----|
| Days on Market | 941 |
|----------------|-----|

### **Listing Details**

|                |                                          |
|----------------|------------------------------------------|
| Listing Agent  | Maria Esther Herklotz                    |
| Listing Office | Weichert, REALTORS - Corwin & Associates |

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