

\$699,000 - Tbd Fm 2438, Seguin

MLS® #1774981

\$699,000

0 Bedroom, 0.00 Bathroom, 800 sqft
Farm Ranch on 35.77 Acres

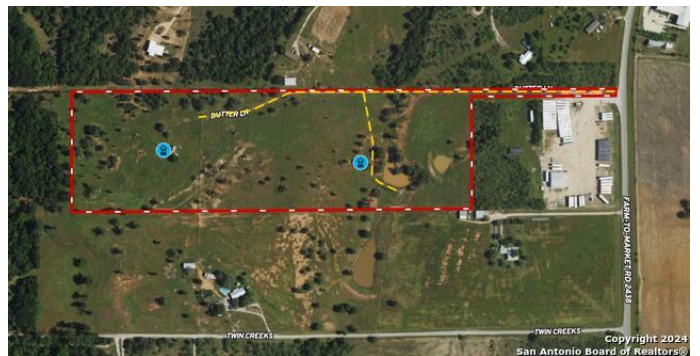
N/A, Seguin, TX

This incredible Texas gem located in between Austin and San Antonio, Texas, offers a peaceful retreat from the bustling city life, with its scenic landscapes and tranquil atmosphere.

With easy access off IH-10, the property feels away from it all but is minutes from convenience. It is 1 mile from IH-10, 3 miles of I-130 and less than an hour away from both San Antonio and Austin. Access to the property is off of FM 2438. There is approximately 37 acres of rolling terrain, incredible views, native hardwoods, heritage live oaks and improved pasture lands.

Property is currently under AG exemption, has 2 surface tanks and is partially fenced for your livestock and/or wildlife needs. Strong forage and plenty of water sources allow for wildlife and livestock to flourish. Native species including whitetail, turkey and dove are prevalent. The property has been root plowed, sprigged with coastal, and seeded with wildflowers for honey production. There are two water wells on the property that are being used currently for water troughs. Many building sites on the property offer you the choice of where to build on the property. Currently there are three doom structures that were previously used as living quarters and could be repurposed into whatever your imagination comes up with! Owner also selling home and 30 acres with barn facilities adjacent to this property. 510 Twin Creeks.

Built in 1992



Essential Information

MLS® #	1774981
Price	\$699,000
Bathrooms	0.00
Square Footage	800
Acres	35.77
Year Built	1992
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	Tbd Fm 2438
Area	2706
Subdivision	N/A
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Utilities	Electricity, High Speed Internet
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Exterior

Construction	Other
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School Information

District	Seguin
Elementary	Weinert
Middle	Jim Barnes
High	Seguin

Additional Information

Days on Market	530
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Listing Details

Listing Agent	Caleb Warren
Listing Office	Warren Realty Company

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