

\$9,500,000 - 9606 Fm 20, Seguin

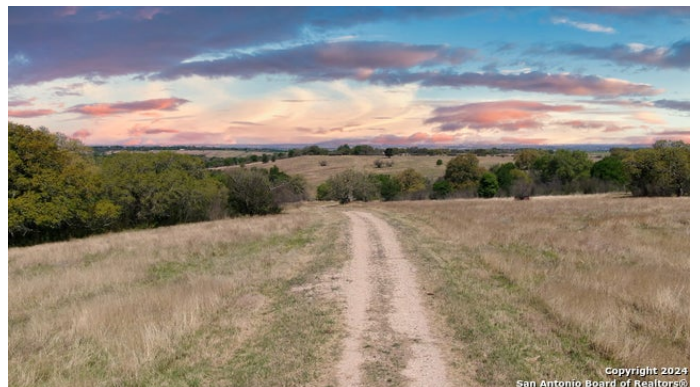
MLS® #1787864

\$9,500,000

Bedroom, Bathroom,
Land on 342.00 Acres

Barnes Sol, Seguin, TX

Luxury cattle ranch, suitable for grazing livestock, equipped with two corrals, one on the north and one on the south of the property. Lush vegetation and ponds provide for an abundance of native wildlife, including melanistic deer, dove, duck, coyotes, bobcats, hogs and turkey. The prime location also makes this an incredible investment opportunity for land development. Rolling hills & panoramic views for miles. Located just 12 miles north of Seguin, TX, this premier 341.85 +/- acre farm offers open pastures, stock ponds & wooded scenery. Can easily serve cattle ranching, equine, hunting, residential, or even development use. The ranch has paved road frontage with a private, electric, gated entrance off of FM 20. Rural water available through Crystal Clear Water SUD and electricity available through Guadalupe Valley Electric CO-OP. Perfectly positioned just off of a major TX Tollway (130) and Interstate I-10. Easy access to Austin, Houston & San Antonio. Convenient to Tyson, Caterpillar and other commercial hubs. Less than 15 minutes to schools, grocery stores and amenities in Gruene, Martindale, New Braunfels, Luling, Seguin and San Marcos. Prime location for residential community or commercial site. Additional access to the ranch off of Old Lehmann Rd. Endless opportunities await.



Essential Information

MLS® #	1787864
Price	\$9,500,000
Acres	342.00
Type	Land
Sub-Type	Rural
Status	Active Option

Community Information

Address	9606 Fm 20
Area	2706
Subdivision	Barnes Sol
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	Hunting, Other - See Remarks, Pond/Tank
Utilities	Electric, Water System, Well Allowed

Exterior

Lot Description	Wooded
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School Information

District	Seguin
Elementary	Seguin
Middle	Seguin
High	Seguin

Additional Information

Date Listed	June 26th, 2024
Days on Market	488
Zoning	AG

Listing Details

Listing Agent	Kristine Schmidt
Listing Office	Schmidt Ranches & Realty

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