

# \$275,000 - 3237 Church Rd, Seguin

MLS® #1830405

**\$275,000**

Bedroom, Bathroom,  
Land on 15.45 Acres

N/A, Seguin, TX

NO RESTRICTIONS & OUTSIDE CITY LIMITS AND ETJ! LOW TAXES! Potential loan assumption opportunity with seller-financed loan. This gorgeous 15.45-acre property backs up to Elm Creek and has huge mature trees throughout! The property has (GVEC) electricity to the property, water line at the road (or installing a water well is allowed!), fiber optic internet, and septic will be needed when you build. Build your dream home (barndominiums and manufactured homes are allowed) on this quiet oasis. This is a flag lot, so the main part of the property is tucked back off the road for the ultimate privacy. Schedule your showing before it's too late!

## Essential Information

|          |                             |
|----------|-----------------------------|
| MLS® #   | 1830405                     |
| Price    | \$275,000                   |
| Acres    | 15.45                       |
| Type     | Land                        |
| Sub-Type | Residential Lot and Acreage |
| Status   | Active                      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 3237 Church Rd |
| Area        | 2708           |
| Subdivision | N/A            |
| City        | Seguin         |
| County      | Guadalupe      |



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

### **Amenities**

|           |                                |
|-----------|--------------------------------|
| Amenities | Hunting, Other, Seasonal Creek |
| Utilities | Well Allowed, Electric         |

### **Exterior**

|                 |                   |
|-----------------|-------------------|
| Lot Description | Wooded, Irregular |
|-----------------|-------------------|

### **School Information**

|            |        |
|------------|--------|
| District   | Seguin |
| Elementary | Vogel  |
| High       | Seguin |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 20th, 2024 |
| Days on Market | 311                 |
| Zoning         | N/A                 |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Agent  | Wade Goodwin         |
| Listing Office | NB Regal Real Estate |

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