

\$969,900 - 618 Mesquite Pass, Seguin

MLS® #1858122

\$969,900

Bedroom, Bathroom,
Land on 55.00 Acres

N/A, Seguin, TX

+/- 55 Acres of Prime Coastal Hay Land with Dual Access - A Rare Country Gem. Discover a truly unique opportunity to own a beautiful +/- 55-acre property of gently sloping, cleared land nestled in the heart of the countryside and perfectly suited for any use, with no restrictions. This land has been meticulously maintained and is in continuous coastal hay production. Fertile soil and consistent upkeep ensure strong yields, offering immediate agricultural value. Dual Access Points: Enjoy convenient access from both Rohlf Road and Mesquite Pass. This natural oasis offers a serene backdrop and added aesthetic and ecological value. The gentle slope of the land makes it easy to build on. Properties like this, with natural beauty, income potential, and flexible access, don't come along often. Schedule your private tour today and see why this land is truly a rare find.



Essential Information

MLS® #	1858122
Price	\$969,900
Acres	55.00
Type	Land
Sub-Type	Other
Status	Active

Community Information

Address	618 Mesquite Pass
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Area	2708
Subdivision	N/A
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	Seasonal Creek, Hunting
Utilities	Well Allowed

School Information

District	Seguin
Elementary	Seguin
Middle	Seguin
High	Seguin

Additional Information

Date Listed	April 14th, 2025
Days on Market	196
Zoning	NONE

Listing Details

Listing Agent	Christy Rohlf
Listing Office	NB Elite Realty

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