

\$1,200,000 - 166 Lower Seguin, Marion

MLS® #1860870

\$1,200,000

3 Bedroom, 2.00 Bathroom, 3,128 sqft

Farm Ranch on 13.00 Acres

N/A, Marion, TX

Prime 13-Acre Property in Marion, Texas - Endless Potential! If you are looking for land to farm, build, or develop in an ideal location, this 13-acre property in Marion, Texas is a rare opportunity. Situated at the corner of FM 465 and Lower Seguin Road, it offers easy access to IH-10, FM 78, and I-35. You're just 30 minutes from San Antonio and about an hour from Austin, with Seguin, New Braunfels, and San Marcos nearby. While the area is experiencing rapid residential and retail growth, the property still boasts a peaceful country atmosphere with stunning sunsets and wide-open skies. The land includes a 3-bedroom, 2-bath home and is well-equipped for residential, agricultural, investment, or possible commercial use. For horse lovers, this property is absolutely ideal. It features a hay barn, horse stables, arena, tack room, storage areas, fenced pastures, a round pen, and a corral making it perfect for horse training, boarding or a full equestrian facility. With its unrivaled location and versatility, this property offers countless possibilities-whether you envision a dream home, working farm, equestrian center, or other possible business venture. Note: Be sure to confirm with Guadalupe County on zoning and land use compatibility for your specific plans. Don't miss this opportunity to invest in a rapidly growing area with limitless potential!

Built in 1984



Essential Information

MLS® #	1860870
Price	\$1,200,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	3,128
Acres	13.00
Year Built	1984
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	166 Lower Seguin
Area	2705
Subdivision	N/A
City	Marion
County	Guadalupe
State	TX
Zip Code	78124

Amenities

Utilities	Electricity, Water, Telephone, Cable TV
-----------	---

Exterior

Exterior Features	Barn
Lot Description	Cultivated, Pasture
Construction	Brick/Stone

School Information

District	Marion
Elementary	Krueger
Middle	Marion
High	Marion

Additional Information

Days on Market	194
----------------	-----

Listing Details

Listing Agent Alycea Snowden

Listing Office Niche Properties

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of November 5th, 2025 at 9:52am CST (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.