

# \$749,000 - 1440 Nockenut, Seguin

MLS® #1873701

**\$749,000**

3 Bedroom, 2.00 Bathroom, 2,048 sqft  
Farm Ranch on 20.00 Acres

N/A, Seguin, TX

\$5,000 IN BUYER

CONCESSIONS!!!!---PRICE

IMPROVEMENT---Discover your dream property on this stunning 20-acre estate, ideally suited for outdoor enthusiasts! This property features two oversized drive-through design barns with electricity and water, eight spacious stalls ready for horses, or the animals of your choice. Two tack-storage rooms in one barn and four large separate storage areas in the 2nd barn to accommodate all your farm or business needs. A versatile office or workout room with 1 full bathroom and 1 half-bath which offers endless possibilities for training, education or home business. The residence is a beautifully upgraded 2023 Clayton manufactured double-wide home, boasting three bedrooms and two baths, with a large back porch designed for relaxing. The kitchen is equipped with an oversized island with granite counters, beautiful tile backsplash and stainless appliances. Enjoy the serene surroundings, complete with beautiful trees fully fenced with riding paths, deer blind & feeder and a fish stocked pond. Don't miss this unique opportunity to own a beautiful piece of property in a picturesque setting-perfect for both animal lovers and nature-hunting enthusiasts alike!

Built in 2023

## Essential Information



|                |            |
|----------------|------------|
| MLS® #         | 1873701    |
| Price          | \$749,000  |
| Bedrooms       | 3          |
| Bathrooms      | 2.00       |
| Full Baths     | 2          |
| Square Footage | 2,048      |
| Acres          | 20.00      |
| Year Built     | 2023       |
| Type           | Farm Ranch |
| Sub-Type       | Farm/Ranch |
| Status         | Active     |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 1440 Nockenut |
| Area        | 2709          |
| Subdivision | N/A           |
| City        | Seguin        |
| County      | Guadalupe     |
| State       | TX            |
| Zip Code    | 78155         |

### Amenities

|           |                                         |
|-----------|-----------------------------------------|
| Utilities | Electricity, Water, High Speed Internet |
|-----------|-----------------------------------------|

### Exterior

|              |       |
|--------------|-------|
| Construction | Frame |
|--------------|-------|

### School Information

|            |            |
|------------|------------|
| District   | Seguin     |
| Elementary | Koenneckee |
| Middle     | Jim Barnes |
| High       | Seguin     |

### Additional Information

|                |     |
|----------------|-----|
| Days on Market | 142 |
|----------------|-----|

### Listing Details

|                |               |
|----------------|---------------|
| Listing Agent  | Darla Wallace |
| Listing Office | BRAVA Realty  |

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