

\$345,000 - 385 Marrou Rd., Seguin

MLS® #1876537

\$345,000

Bedroom, Bathroom,
Land on 7.48 Acres

(RURAL_G24) RURAL NBHD GEO REG,
Seguin, TX

Welcome to your own slice of the Texas countryside-7.48 acres of wide-open possibility in beautiful Guadalupe County, just a quick 10-minute drive to shopping and dining in Seguin. This recently subdivided tract is already benefiting from an agricultural tax exemption and comes with no zoning restrictions, giving you the freedom to bring your vision to life. With county road frontage, mature live oaks, post oaks, and elms, plus a private pond for peaceful mornings and sunset reflections, the property offers both charm and practicality. Whether you're ready to build your forever home, create a weekend retreat, or establish a small ranch or homestead, the essentials are in place: water is available, and electricity has recently been installed. A private well can also be added, allowing you to design a sustainable water system tailored to your plans. ***The seller is open to offers-including seller financing options***-making this an excellent opportunity for the right buyer to secure a piece of Texas land at a great value. Additional adjoining tracts are also available, giving you the chance to expand your space and possibilities. With its natural beauty, flexibility, and buyer-friendly terms, this land is the perfect canvas for your Texas dream.



Essential Information

MLS® # 1876537

Price	\$345,000
Acres	7.48
Type	Land
Sub-Type	Rural
Status	Active

Community Information

Address	385 Marrou Rd.
Area	2709
Subdivision	(RURAL_G24) RURAL NBHD GEO REG
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	Seasonal Creek, Hunting, Pond/Tank
Utilities	Well Allowed, Electric

Exterior

Lot Description	Undeveloped, Improved, Wooded
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School Information

District	Seguin
Elementary	Weinert
Middle	Barnes, Jim
High	Seguin

Additional Information

Date Listed	June 17th, 2025
Days on Market	132
Zoning	N/A

Listing Details

Listing Agent	Delaney Juarez
Listing Office	Keller Williams City-View

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