

\$357,000 - 445 Marrou Rd., Seguin

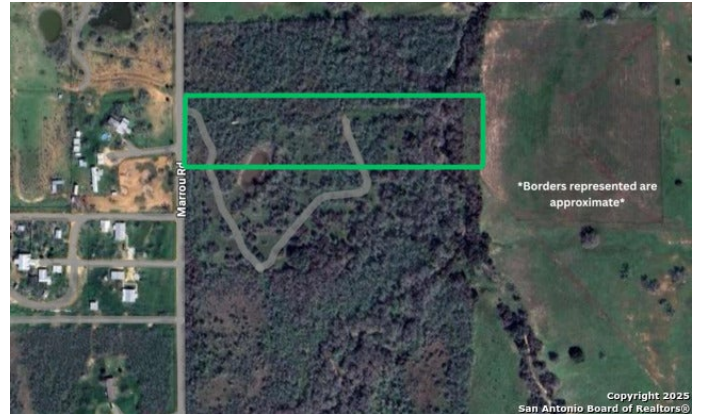
MLS® #1876538

\$357,000

Bedroom, Bathroom,
Land on 4.73 Acres

(RURAL_G24) RURAL NBHD GEO REG,
Seguin, TX

Discover 4.73 acres of scenic Texas countryside in peaceful Guadalupe County-part of a recently subdivided ranch just 10 minutes from town, yet worlds away in atmosphere. With county road frontage, an existing agricultural tax exemption, and no zoning restrictions, this property offers both flexibility and value. Majestic live oaks, post oaks, and elms provide shade and character, while a medium-sized pond-shared with the neighboring tract-creates a perfect spot for afternoon relaxation or weekend picnics under the trees. A well has already been dug (pump not yet installed), giving you a head start on development, and electricity was recently installed as well. Whether you're dreaming of a custom home, a weekend retreat, or a small hobby farm, this land is ready for your vision. ***The seller is open to offers and flexible financing options, including seller financing***, making it easier than ever to secure your own country retreat. Additional adjoining tracts are available if you're looking for even more space to spread out and grow. With its natural beauty, practical improvements, and buyer-friendly terms, this tract is the perfect opportunity to create your Texas dream.



Essential Information

MLS® #	1876538
Price	\$357,000

Acres	4.73
Type	Land
Sub-Type	Rural
Status	Active

Community Information

Address	445 Marrou Rd.
Area	2709
Subdivision	(RURAL_G24) RURAL NBHD GEO REG
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

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

Exterior

Lot Description	Undeveloped, Improved, Wooded
-----------------	-------------------------------

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

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 October 27th, 2025 at 4:22pm CDT (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.