

\$278,000 - 485 Marrou Rd., Seguin

MLS® #1876539

\$278,000

Bedroom, Bathroom,
Land on 4.69 Acres

(RURAL_G24) RURAL NBHD GEO REG,
Seguin, TX

Come home to the Texas countryside with this 4.69-acre tract in Guadalupe County-where peace, privacy, and natural beauty meet everyday convenience. Located just 10 minutes from shopping and dining in Seguin, this recently subdivided property offers the perfect blend of wide-open country living with close-to-town access. A canopy of live oaks, post oaks, and elms provides shade and character, while access to a medium-sized pond-shared with the neighboring tract-creates an inviting spot to enjoy wildlife, sip your morning coffee, or unwind in the evenings. Water access is available, and electricity was recently installed. A private well can also be added, giving you the chance to design your own sustainable setup. With no zoning restrictions and an existing agricultural tax exemption, you'll enjoy both flexibility and value as you create your dream homestead, custom home, or weekend retreat. ***The seller is open to offers, including seller financing***, making this a unique opportunity to secure your place in the Texas countryside on terms that fit your needs. Additional adjoining tracts are also available for those who want more space to spread out and grow. With its natural charm, freedom to build, and flexible purchase options, this property is ready to help you bring your Texas dream to life.



Essential Information

MLS® #	1876539
Price	\$278,000
Acres	4.69
Type	Land
Sub-Type	Rural
Status	Active

Community Information

Address	485 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
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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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