

\$320,000 - 525 Marrou Rd., Seguin

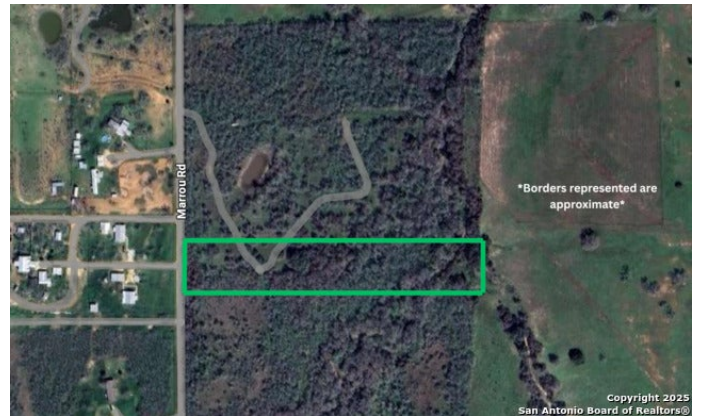
MLS® #1876540

\$320,000

Bedroom, Bathroom,
Land on 4.65 Acres

(RURAL_G24) RURAL NBHD GEO REG,
Seguin, TX

Settle into the heart of the Texas countryside with this 4.65-acre tract in Guadalupe County-where natural charm meets modern convenience. Tucked along a quiet county road just 10 minutes from shopping and dining in Seguin, this recently subdivided property is ideal for building your custom home, creating a weekend retreat, or starting a small homestead. A canopy of mature live oaks, post oaks, and elms offers both beauty and shade, while a fully functioning well is already in place to give you a head start. With no zoning restrictions, an existing agricultural tax exemption, and wide-open space, you'll have the freedom to bring your vision to life. The seller is motivated and **open to offers-including seller financing-**making this an excellent opportunity to secure your place in the Texas countryside. Additional adjoining tracts are available if you'd like to expand your acreage and possibilities. With its natural beauty, practical improvements, and flexible purchase options, this property is ready to help you create the Texas lifestyle you've been dreaming of.



Essential Information

MLS® #	1876540
Price	\$320,000
Acres	4.65

Type	Land
Sub-Type	Rural
Status	Active

Community Information

Address	525 Marrou Rd.
Area	2709
Subdivision	(RURAL_G24) RURAL NBHD GEO REG
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	Hunting, 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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