

\$275,000 - 565 Marrou Rd., Seguin

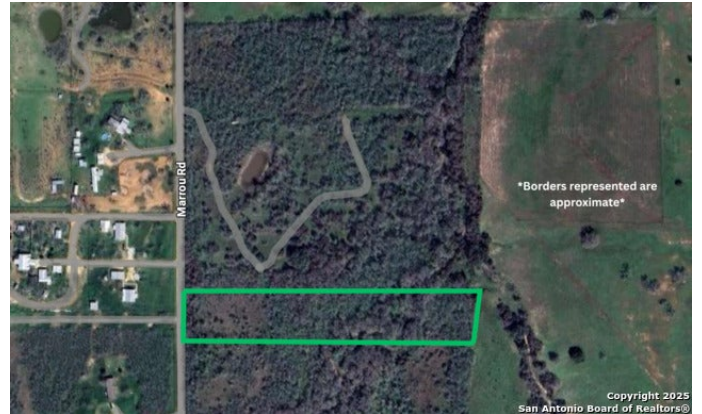
MLS® #1876542

\$275,000

Bedroom, Bathroom,
Land on 4.61 Acres

(RURAL_G24) RURAL NBHD GEO REG,
Seguin, TX

Embrace the open space and natural charm of this 4.61-acre tract in Guadalupe County-part of a newly subdivided ranch just 10 minutes from the shopping and dining of Seguin. With its peaceful setting, medium tree cover, and a seasonal creek along the rear of the property, this land offers a tranquil backdrop for your Texas countryside vision. While this tract has fewer hardwoods than some neighboring parcels, you'll still find scattered shade trees-enough to add character while leaving plenty of open space and flexibility for building. Electricity was recently installed, and a private well can be added, giving you control over your water supply. With no zoning restrictions and an existing agricultural tax exemption, you'll enjoy both freedom and value as you design your homestead, barndominium, or weekend retreat. The seller is **open to offers-including seller financing-**making this a great opportunity for buyers seeking flexibility. Additional adjoining tracts are also available if you'd like to expand your acreage and possibilities. With its natural features, buyer-friendly terms, and wide-open potential, this property is ready for your Texas dream.



Essential Information

MLS® #	1876542
Price	\$275,000

Acres	4.61
Type	Land
Sub-Type	Rural
Status	Active

Community Information

Address	565 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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