

\$230,000 - 645 Marrou Rd., Seguin

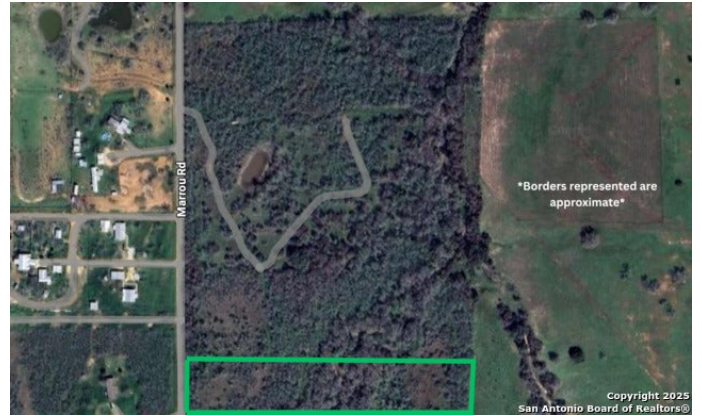
MLS® #1876546

\$230,000

Bedroom, Bathroom,
Land on 4.55 Acres

(RURAL_G24) RURAL NBHD GEO REG,
Seguin, TX

Welcome to 4.55 acres of peaceful Texas countryside in Guadalupe County-an ideal canvas for your vision, whether you're building a home, retreat, or small ranch. Just 10 minutes from the shopping and dining of Seguin, this newly subdivided tract sits on a quiet county road, offering both convenience and country charm. With light tree coverage, you'll enjoy the beauty and privacy of native oaks and elms while keeping plenty of flexibility for construction. At the rear of the property, a seasonal creek adds natural character and tranquility, creating the perfect backdrop for relaxing afternoons or quiet walks under the Texas sky. Electricity was installed recently, and a private well can be added, giving you the freedom to establish your own reliable water source. With no zoning restrictions and an existing agricultural tax exemption, this land is as practical as it is beautiful. The seller is **open to offers-including seller financing-**making it easier than ever to secure your own piece of Texas countryside. Additional adjoining tracts are also available if you'd like more room to expand. With its serene setting, practical improvements, and buyer-friendly terms, this property is ready for your Texas dream.



Essential Information

MLS® # 1876546

Price	\$230,000
Acres	4.55
Type	Land
Sub-Type	Rural
Status	Active

Community Information

Address	645 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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