

\$1,925,000 - 1591 Leissner School, Seguin

MLS® #1885468

\$1,925,000

4 Bedroom, 3.00 Bathroom, 3,829 sqft

Residential on 34.94 Acres

N/A, Seguin, TX

Welcome to a rare opportunity to own 34.94 ag-exempt acres in Seguin, Texas, featuring not one but two residences, fully equipped for multi-generational living, business ventures, or income-producing rentals. The main home is a complete transformation-taken down to the studs and rebuilt as a true ranch retreat. Every detail has been thoughtfully designed, from energy-efficient insulation and dual HVAC systems to upscale designer finishes throughout. The open-concept floor plan seamlessly connects the chef's kitchen, living, and dining spaces-perfect for hosting family gatherings or entertaining on a grand scale. The owner's suite is a private sanctuary, boasting a spa-style bath and an expansive walk-in closet. The second home offers versatility for extended family, guests, or rental income, giving this estate even greater flexibility. Outdoors, the property is fully fenced and cross-fenced, complete with a barn, loafing shed, and stalls for livestock or horses. A repurposed silo creates a one-of-a-kind entertaining venue, ideal for cookouts, celebrations, or quiet evenings under the Texas sky. The expansive patio and fire pit invite you to savor panoramic countryside views and unforgettable sunsets. From cozy winters by the fireplace to summer nights spent under the stars, this ranch was built for year-round enjoyment. This isn't just a property-it's a lifestyle. Whether you envision a private retreat, a legacy ranch for your family, or a versatile investment opportunity, this



estate delivers the best of Texas living.

Built in 1976

Essential Information

MLS® #	1885468
Price	\$1,925,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,829
Acres	34.94
Year Built	1976
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch, Split Level
Status	Active

Community Information

Address	1591 Leissner School
Area	2800
Subdivision	N/A
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	None
Parking	Detached
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Room, Walk in Closets, Attic - Access only, Shop, Telephone
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Disposal, Dishwasher, Electric Water Heater

Heating	Central
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Dining Room, Two
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, Siding
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Marion
Elementary	Marion
Middle	Marion
High	Marion

Additional Information

Date Listed	July 19th, 2025
Days on Market	100
HOA Fees	0.00

Listing Details

Listing Agent	Leah Giron
Listing Office	RE/Max GO

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