

\$1,350,000 - 11089 Alternate 90, Seguin

MLS® #1886919

\$1,350,000

3 Bedroom, 2.00 Bathroom, 2,000 sqft

Residential on 27.02 Acres

N/A, Seguin, TX

PROPERTY DESCRIPTION: Conveniently located less than an hour from San Antonio and just minutes East of Seguin on HWY 90 Alternate, these unrestricted 27+/- acres offer a unique opportunity to own a turnkey waterfront property on the highly sought after Guadalupe River. With a newly manufactured 2,000 sq. ft. 3BR/2 B home, pool and 2,500 sq ft shop and office, this property has all the essential improvements already in place while not being overly built. As you enter the gate you will notice the owners have not spared any expense with the improvements they have put into the property. A well-maintained gravel driveway winds down to the shop and house offering privacy and seclusion from the road and neighbors. The property lends itself to a great live-water weekend getaway or a primary residence. **WATER:** With approximately 900 ft of private Guadalupe River frontage the live water on the property is one of the highlights of its uniqueness. There is also a shared dedicated beach easement with the neighbor to the east which will give an owner the ability to utilize 1,800 ft in total if they wish. A water well is located by the shop and provides water to the shop, house and cattle troughs. Soft and hard water is provided to the house. **WILDLIFE:** The pecan tree lined river bottom sustains great numbers of native wildlife including white-tailed deer, hogs, dove and a variety of waterfowl during the winter months. The fishing opportunities add to the property's diversity, largemouth bass, Guadalupe bass,



catfish and perch can be caught at the rivers edge and make for enjoyable evenings on the river. IMPROVEMENTS: Improvements on the property include a 2,000 sq. ft 3BR/2 B manufactured home with a pool facing south, a 1,500 sq ft carport with a concrete slab, 2,500 sq ft barn/shop that has an office with A/C and a water well that provides water to the house, shop and cattle trough. The owners constructed a cabana with a concrete slab down by the river which makes for a great place to relax by the river. TERRAIN: The terrain of the property is mostly level. The north end of the property is comprised of native brush and mesquite, yet towards the south huge oak trees can be found on the property. As the topography begins to slope towards the Guadalupe River Native Pecan trees and other hardwood trees line the river bottom. TAXES: Currently Ag-Exempt MINERALS: Seller's don't own any minerals, some active production in the southern part of the property

Built in 2022

Essential Information

MLS® #	1886919
Price	\$1,350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,000
Acres	27.02
Year Built	2022
Type	Residential
Sub-Type	Manufactured
Style	Manufactured Home - Double Wide
Status	Active

Community Information

Address	11089 Alternate 90
Area	2709
Subdivision	N/A
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	None
Parking	Detached, Oversized
Has Pool	Yes
Pool	In Ground Pool

Interior

Interior	One Living Area, Walk-In Pantry, Utility Room Inside, Laundry Room
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Water Softener (owned)
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Cement Fiber
Roof	Composition, Metal
Construction	Pre-Owned

School Information

District	Seguin
Elementary	Weinert
Middle	Jim Barnes
High	Seguin

Additional Information

Date Listed	July 21st, 2025
Days on Market	97
HOA Fees	0.00

Listing Details

Listing Agent	Kirk Moody
Listing Office	West and Swope Ranches

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