

\$620,000 - 1301 Sea Willow, Marion

MLS® #1893442

\$620,000

3 Bedroom, 2.00 Bathroom, 1,681 sqft

Residential on 21.00 Acres

Sea Willow Estates, Marion, TX

Tranquil 21-Acre Paradise - Secluded, Secure, and Move-In Ready Mobile Home Included! Escape to nature without sacrificing comfort on this stunning 21-acre property, a rare blend of rural tranquility and practical functionality in Marion, TX! Nestled in a peaceful, private setting, this unique estate includes a well-maintained mobile home that features 3 bedrooms, 2 bathrooms, 2 living room spaces, a spacious barn with multiple stalls, and a flowing creek that meanders through the landscape, attracting abundant wildlife and supporting a true agricultural lifestyle. With 21 lush, useable acres, the possibilities here are as wide open as the landscape itself. Grow your own food, raise animals, build additional structures, or simply enjoy the peaceful privacy this generous land affords. The entire property is fully fenced, providing peace of mind and practical functionality. Wildlife visits are a common delight, and starry nights feel close enough to touch. Whether you're seeking a homestead, a small-scale farm, or a serene wildlife haven, this property offers limitless potential with no HOA or restrictions to limit your vision. While the property offers peaceful seclusion, it's not isolated. You're just a short drive from the towns of Marion, Cibolo, and Schertz where you'll find grocery stores, schools, restaurants, and other key amenities-giving you the perfect blend of country calm and modern convenience. Come experience the quiet beauty for yourself-this is more than just land, it's a lifestyle. Make it your



HOME today!

Built in 1973

Essential Information

MLS® #	1893442
Price	\$620,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,681
Acres	21.00
Year Built	1973
Type	Residential
Sub-Type	Manufactured
Style	Manufactured Home - Double Wide
Status	Active

Community Information

Address	1301 Sea Willow
Area	2001
Subdivision	Sea Willow Estates
City	Marion
County	Guadalupe
State	TX
Zip Code	78124

Amenities

Amenities	None
Parking	Detached
Pool	None

Interior

Interior	Two Living Area, Separate Dining Room, Utility Room Inside
Appliances	Washer, Dryer, Refrigerator
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable

# of Stories	1.0
Stories	1

Exterior

Exterior	Siding
Roof	Composition
Construction	Pre-Owned
Foundation	Other

School Information

District	Marion
Elementary	Marion
Middle	Marion
High	Marion

Additional Information

Date Listed	August 17th, 2025
Days on Market	79
HOA Fees	0.00

Listing Details

Listing Agent	Brooke Jones
Listing Office	Keller Williams Heritage

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of November 5th, 2025 at 5:21am CST (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.