

\$5,750,000 - 5775 W Interstate 10, Seguin

MLS® #1896602

\$5,750,000

3 Bedroom, 2.00 Bathroom, 1,576 sqft

Farm Ranch on 68.00 Acres

N/A, Seguin, TX

Introducing Schulze Farm: An Exceptional 68+/- Acre Opportunity. Positioned at the prime hard corner of IH 10 West and FM 775, just outside the Seguin city limits, Schulze Farm offers an unparalleled investment opportunity. (IH 10 access road frontage of over one-half mile) This expansive, cleared and terraced land is ideal for a variety of uses, including residential development, multi-use commercial projects, or manufacturing facilities. The property features a single-family residence, along with multiple barns and storage structures, providing ample space for operational needs. Existing silos at the entrance will remain on-site, adding to the property's uniqueness and possibility to incorporate in whatever project comes to be in the future. Gated entrance fenced and cross-fenced. A picturesque stock pond enhances the landscape. Currently classified as agricultural exempt. Service providers include Green Valley Water and GVEC. Marion ISD. Don't miss out on this unique opportunity to acquire a versatile piece of real estate with limitless potential.

Built in 1969

Essential Information

MLS® #	1896602
Price	\$5,750,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,576
Acres	68.00
Year Built	1969
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	5775 W Interstate 10
Area	2708
Subdivision	N/A
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Utilities	Electricity, Water, Telephone, Cable TV, High Speed Internet
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Exterior

Exterior Features	Additional Structures, Barn, Fenced, Cross Fenced, House, Workshop, Garage, Hay Barn
Lot Description	Cleared, Ag Exempt, Cultivated
Construction	Frame

School Information

District	Marion
Elementary	Call District
Middle	Call District
High	Marion

Additional Information

Days on Market	59
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Listing Details

Listing Agent	Yvonne Hoffmann
Listing Office	Reliance Residential Realty -

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