

\$1,799,000 - 3001 Curry, Seguin

MLS® #1910961

\$1,799,000

4 Bedroom, 3.00 Bathroom, 3,500 sqft

Farm Ranch on 80.00 Acres

N/A, Seguin, TX

Welcome to 3001 Curry Rd - A Private 80-Acre Ranch Retreat in Seguin, TX. Experience the best of Texas Hill Country living on this unrestricted 80-acre ranch-a rare and versatile property perfect for horses, cattle, hunting, recreation, or simply enjoying the peace and privacy of country life. Currently under a wildlife exemption, this ranch offers a unique blend of natural beauty, modern infrastructure, and long-term value. The heart of the property is a spacious 3,500 sq ft primary residence featuring 4 bedrooms and 3 bathrooms. Originally built in 1972, the home was extensively renovated and expanded in 2019, including a new slab, metal roof, HVAC system, and water softener. The layout includes 30 ft ceilings with large open-concept living and entertaining areas, ideal for hosting family, friends, or simply relaxing while taking in the incredible views, abundant wildlife, and Texas sunsets. A hidden basement concealed behind a bookshelf offers the perfect gun room, safe room, or additional storage space.

This property is also great for generational living, with a detached 800 sq ft guest house/casita that's perfect for extended family, visitors, or use as a hunting lodge. Additional features include: Two private water wells, fully paid off solar panels, an 1,800 sq ft workshop with three oversized RV doors and Big Ass Fans, a storage barn for feed, equipment, or tack, a two-stall horse stable and corral, chicken coop, one-acre irrigated orchard, 3-acre fenced and cross-fenced pasture for



livestock with irrigation attachment, two ponds, and two hunting blinds. A tractor and all attachments will convey with the sale, providing everything you need to manage and enjoy the land from day one. Even more valuable, 100% of the seller's owned mineral rights and water rights will convey, ensuring long-term opportunity and security for future generations. Whether you're looking for a working ranch, recreational retreat, or a multi-family compound, 3001 Curry Rd offers a rare chance to own a legacy property with unmatched versatility and comfort. Call today to schedule your private tour of this exceptional ranch!

Built in 1972

Essential Information

MLS® #	1910961
Price	\$1,799,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,500
Acres	80.00
Year Built	1972
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	3001 Curry
Area	2708
Subdivision	N/A
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Utilities Electricity, Water, Cable TV, High Speed Internet, Solar

Exterior

Exterior Features Additional Structures, Barn, Pool/Deck, Fenced, Cross Fenced, Exotic Game, Garage, House, Chicken House, Dog Kennel, Detached Quarters, Exterior Lighting, Feed Barn, Holding Pen, Horse Stalls, Hunting Cabin, Hay Barn, Irrigation System, Loading Chute, Mare Barn, Outdoor Arena, Outbuildings, Packing Shed, Storage Building, Tractor Shed, Workshop

Lot Description Pasture, Cleared, Ag Exempt, Hunting Permitted, Mature Trees (ext feat), Secluded, Cultivated, Heavily Wooded, Other, Partially Wooded, Wooded

Construction Frame

School Information

District Marion

Elementary Marion

Middle Marion

High Marion

Additional Information

Days on Market 17

Listing Details

Listing Agent Devin Resendez

Listing Office Keller Williams Legacy

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