

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

MLS® #1911262

\$1,799,000

4 Bedroom, 3.00 Bathroom, 3,500 sqft

Residential on 80.00 Acres

WARE C 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® #	1911262
Price	\$1,799,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,500
Acres	80.00
Year Built	1972
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Split Level, Ranch, Texas Hill Country
Status	Active

Community Information

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

Amenities

Amenities	None
Parking	Oversized
Pool	Hot Tub

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Study/Library, Shop, Utility Room Inside, High Ceilings, Open Floor Plan, High Speed Internet, Unfinished Basement
Appliances	Ceiling Fans, Washer Connection, Dryer Connection
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One
# of Stories	1.0
Stories	1

Exterior

Exterior	Siding
Exterior Features	Patio Slab, Covered Patio, Mature Trees, Detached Quarters, Additional Dwelling, Horse Stalls/Barn, Wire Fence, Workshop, Cross Fenced, Ranch Fence
Lot Description	Horses Allowed, 15 Acres Plus, Hunting Permitted, Partially Wooded, Wooded, Mature Trees (ext feat), Secluded, Level, Pond /Stock Tank
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Marion
Elementary	Marion
Middle	Marion
High	Marion

Additional Information

Date Listed	September 29th, 2025
Days on Market	17
HOA Fees	0.00

Listing Details

Listing Agent	Devin Resendez
Listing Office	Keller Williams Legacy

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