

\$9,500,000 - 9606 Fm 20, Seguin

MLS® #536696

\$9,500,000

0 Bedroom, 0.00 Bathroom,
Land on 341.85 Acres

Solomon Barnes Abs #56, Seguin, Texas

Luxury cattle ranch, suitable for grazing livestock, equipped with two corrals, one on the north and one on the south of the property. Lush vegetation and ponds provide for an abundance of native wildlife, including melanistic deer, dove, duck, coyotes, bobcats, hogs and turkey. The prime location also makes this an incredible investment opportunity for land development. Rolling hills & panoramic views for miles. Located just 12 miles north of Seguin, TX, this premier 341.85 +/- acre farm offers open pastures, stock ponds & wooded scenery. Can easily serve cattle ranching, equine, hunting, residential, or even development use. The ranch has paved road frontage with a private, electric, gated entrance off of FM 20. Rural water available through Crystal Clear Water SUD and electricity available through Guadalupe Valley Electric CO-OP. Perfectly positioned just off of a major TX Tollway (130) and Interstate I-10. Easy access to Austin, Houston & San Antonio. Convenient to Tyson, Catepillar and other commercial hubs. Less than 15 minutes to schools, grocery stores and amenities in Gruene, Martindale, New Braunfels, Luling, Seguin and San Marcos. Prime location for residential community or commercial site. Additional access to the ranch off of Old Lehmann Rd. Endless opportunities await.



Essential Information

MLS® #	536696
Price	\$9,500,000
Bathrooms	0.00
Acres	341.85
Type	Land
Sub-Type	Acreage
Status	Active Under Contract

Community Information

Address	9606 Fm 20
Subdivision	Solomon Barnes Abs #56
City	Seguin
County	Guadalupe
State	Texas
Zip Code	78155

Amenities

Utilities	Electricity Available, Phone Available
Features	None, Hunting
View	Panoramic, Pond, Rural, Trees/Woods, Water

School Information

District	Seguin ISD
Elementary	Patlan Elementary
Middle	A.J. Briesemeister Middle School
High	Seguin High School

Additional Information

Date Listed	March 9th, 2024
Days on Market	306

Listing Details

Listing Office	Schmidt Ranches & Realty
----------------	--------------------------

The information being provided by the Central Texas MLS is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.