

\$10,600,000 - 8949 S State Highway 123, Seguin

MLS® #1644258

\$10,600,000

5 Bedroom, 3.00 Bathroom, 3,033 sqft
Farms and Ranches on 256.00 Acres

N/A, Seguin, TX

Amazing development opportunity featuring 256 acres offering over 3,000' of Highway 123 Bypass road frontage that stretches to the shores of Meadow Lake with 950' of improved waterfrontage that grants easy access to the lake waters with an onsite boat ramp and dock as well as a two bay electric lift boat house to park your personal watercraft and two tiered concrete open patio that is shaded by the towering cypress trees that are equipped with lighting and water spickets. With two points of entry, you can follow the gravel drive that leads you through the rolling terrain and coastal grazing fields. The primary residence sits within a 2 acre fenced yard and is designed with an open and split bedroom layout with two bedrooms and Owner's Suite which is complete with a walk-in closet, attached en suite with a leathered granite dual vanity and walk in shower as well as private outdoor access to the back patio. The vaulted beamed ceilings tower over the living room; complete with a masonry wood burning fireplace and built-in storage, and the gourmet kitchen that includes a dual built-in oven and bar seating with a neighboring dining room. Down at the barn you can board your horses within the four stalls, complete with turnout pens and tack room or park your farm equipment beneath the attached shed. Up above, the barn features a two bedroom living quarters complete with a full sized kitchen with a dining and living room where you can enjoy the elevated view of the South-East. Main



House features 3 bedrooms & 2 bathrooms within 2,233 sqft. Barn Living Quarters features 2 bedrooms & 1 bathroom within 800 sqft.

Built in 2017

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1644258
List Price	\$10,600,000
Sale Price	\$8,796,500
Sale Date	April 22nd, 2024
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,033
Acres	256.00
Year Built	2017
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Sold

Community Information

Address	8949 S State Highway 123
Subdivision	N/A
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Utilities	Electricity, Telephone, Water
Is Waterfront	Yes

Exterior

Exterior Features	Additional Structures, Barn, Boathouse, Cross Fenced, Detached Quarters, Fenced, Holding Pen, Horse Stalls, House, River, Sprinkler System, Storage Building, Tractor Shed
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Lot Description Cleared, Cultivated, Improved Water Front, Mature Trees (ext feat),
Pasture, Raw Land, Secluded, Wooded, Waterfront

School Information

District Seguin ISD
Elementary Vogel Elementary
High Seguin