

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

MLS® #4098242

---

## **\$10,600,000**

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

Meadow Lake Dr. WF Acreage, Seguin, TX

Amazing development opportunity featuring 256 acres offering over 3,000â€™™ of Highway 123 Bypass road frontage that stretches to the shores of Meadow Lake with 950â€™™ 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 Ownerâ€™™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	abor_vow
MLS® #	4098242
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	Single Family Residence
Status	Closed

**Community Information**

Address	8949 S State Hwy 123 Highway
Subdivision	Meadow Lake Dr. WF Acreage
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

**Amenities**

Utilities	Electricity Available, Phone Available, Sewer Available, Water Available
Features	None
Parking	Attached, Boat, Concrete, Driveway, Garage Faces Front, Garage, Inside Entrance, Open, Outside, Paved, Parking Pad
# of Garages	2
View	Hills, Lake, Pond, River, Trees/Woods, Water

Is Waterfront	Yes
Waterfront	Lake Front, River Front, Waterfront, Boat Ramp/Lift Access

### **Interior**

Interior	Tile, Vinyl, Wood
Appliances	Built-In Oven, Cooktop, Double Oven, Dishwasher, Electric Cooktop, Electric Water Heater, Disposal, Microwave, Plumbed For Ice Maker
Heating	Central, Heat Pump, Zoned
Cooling	Central Air, Ceiling Fan(s), Electric, Heat Pump, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Masonry, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Boat Lift, Balcony, Boat Slip, Boat Ramp, Lighting, Dock
Lot Description	Level, Open Lot, Rolling Slope, Sprinklers In Ground, Trees Large Size
Windows	Double Pane Windows
Roof	Metal
Construction	HardiPlank Type, Masonry
Foundation	Slab

### **School Information**

District	Seguin ISD
Elementary	Vogel
Middle	Briesemeister
High	Seguin