

# \$1,680,000 - 2272 Fm 1044, New Braunfels

MLS® #4515022

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## \$1,680,000

0 Bedroom, 0.00 Bathroom,  
Lots and Acreage on 0.50 Acres

Rural, New Braunfels, TX

48.926 Acres of Prime Real Estate  
Unrestricted in a Great Location. 370+ feet of  
road frontage on FM 1044. There is a lot of  
activity in this area of New Braunfels with new  
development, utilities being expanded and  
road improvements underway. 1600 sf house ,  
barns and other outbuildings. Ag Exemption.  
Agent will meet you so as not to disturb the  
cattle. Guadalupe County. This is part of a  
family trust. Agent must be present to show.  
Barbwire fencing. Propane tank is not being  
used. Comal ISD.



## Essential Information

ListingFeed	abor_vow
MLS® #	4515022
List Price	\$1,680,000
Sale Price	\$1,400,000
Sale Date	September 27th, 2021
Bathrooms	0.00
Acres	0.50
Type	Lots and Acreage
Sub-Type	Unimproved Land
Status	Closed

## Community Information

Address	2272 Fm 1044
Subdivision	Rural
City	New Braunfels
County	Guadalupe

State	TX
Zip Code	78130

### **Amenities**

Utilities	Electricity Available, Propane
Features	None
Parking	None
View	Park/Greenbelt
Waterfront	None

### **Interior**

Heating	None
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### **Exterior**

Lot Description	Sloped Down, Rolling Slope, Many Trees, Trees Medium Size
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### **School Information**

District	Comal ISD
Elementary	Morningside
Middle	Canyon Intermediate
High	Canyon

### **Additional Information**

Zoning	ZONED RESIDENTIAL
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