

\$1,299,900 - 6710 E Us Highway 90, Seguin

MLS® #4580419

\$1,299,900

4 Bedroom, 2.00 Bathroom, 2,063 sqft
Farms and Ranches on 60.00 Acres

N/A, Seguin, TX

The 60-acre Crossroads Country Casa is conveniently located just east of Seguin in Guadalupe County with lots of room to develop or enjoy. With close proximity to 130 Toll Road, IH-10, and over 1,400 ft. of Highway 90 frontage, this tract can be used for commercial development or just a great ranch homestead. An automatic gated entrance and gravel driveway lead to the concrete paved apron in front of the two-car garage. The white rock house built in 2016 has 2,063 sq. ft. with 3 bedrooms, 3 baths, tile floors throughout, tons of closet space, a large laundry room, and granite counters and stainless appliances in the open kitchen. Utilities include county electricity, water line, and septic system. The unrestricted, ag-exempt land is completely perimeter fenced with cross fencing in the center of the property. The land is mostly coastal Bermuda and native grasses with mesquite and several scattered mature live oaks throughout. Approximately 17 acres are within the 100-year flood plain near two ponds and a wet-weather creek in the back of the property which continues under the toll road bridge. A triangular 1.5-acre tract on the west side of 130 Toll could make the perfect spot for a potential billboard. Located within Seguin City Limits. Currently zoned as Agricultural-Residential, the city will allow a zoning change to Commercial. Multi-family development may potentially be approved. Come make this multipurpose property your new home, business, or investment and enjoy



the lower taxes of Guadalupe County and an easy commute to Austin or San Antonio.

Built in 2017

Essential Information

ListingFeed	abor_vow
MLS® #	4580419
List Price	\$1,299,900
Sale Price	\$1,302,153
Sale Date	April 20th, 2022
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,063
Acres	60.00
Year Built	2017
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	6710 E Us Highway 90
Subdivision	N/A
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Utilities	Electricity Connected
Features	None
Parking	Garage
# of Garages	2
View	Pasture, Trees/Woods
Waterfront	Pond, Seasonal

Interior

Interior	Tile
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Appliances	Electric Cooktop
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

Exterior

Lot Description	Gentle Sloping, Many Trees
Windows	None
Roof	Shingle
Construction	Stone
Foundation	Slab

School Information

District	Seguin ISD
Elementary	Patlan
Middle	Briesemeister
High	Seguin