

\$1,299,000 - 4080 Linne Road, Seguin

MLS® #5443786

\$1,299,000

3 Bedroom, 2.00 Bathroom, 2,122 sqft
Farms and Ranches on 59.95 Acres

N/A, Seguin, TX

The unrestricted PNR Ranch has excellent commercial potential with its visibility from northbound traffic on I-10 just 1,200 feet away. The 1,000 feet of frontage on Linne Road is best suited for manufacturing, industrial, storage, or distribution, leaving the remaining floodplain acreage for agricultural land or a recreational homestead. Located in Guadalupe County, New Berlin ETJ, Marion ISD, just outside of Cibolo city limits. The ag-exempt 60 acres has fertile pastures ideal for grazing or hay production. Wet-weather Buzzard Creek bisects the property and spills into a half-acre pond. Two additional ponds are each \hat{A} ¼ acre in size. Approximately 33 acres are within the 100-year flood plain. The 2,122 sq. ft. home built in 1998 needs some repair including foundation. There is a 4,800 sq. ft. 3-sided metal building with water and asphalt base floor, a 1,200 sq. ft. metal building, and 1,800 sq. ft. metal storage building. Water by Green Valley Special Utility District, electricity and high-speed internet by GVEC. There are two 200-amp connections and underground electricity to all buildings.



Built in 1998

Essential Information

ListingFeed	abor_vow
MLS® #	5443786
List Price	\$1,299,000

Sale Price	\$1,200,000
Sale Date	April 20th, 2022
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,122
Acres	59.95
Year Built	1998
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	4080 Linne Road
Subdivision	N/A
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Utilities	Electricity Connected, Water Connected
Features	None
Parking	Attached
# of Garages	1
View	Pasture
Waterfront	Pond, Seasonal

Interior

Interior	See Remarks
Appliances	See Remarks
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	See Remarks
# of Stories	2
Stories	Two

Exterior

Exterior Features	See Remarks
Lot Description	Gentle Sloping, Few Trees
Windows	See Remarks
Roof	Shingle
Construction	Brick
Foundation	Slab

School Information

District	Marion ISD
Elementary	Karrer
Middle	Marion
High	Marion