

# \$1,250,000 - 590 Boyd Road, Seguin

MLS® #5785839

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## \$1,250,000

3 Bedroom, 2.00 Bathroom, 1,280 sqft  
Farms and Ranches on 75.49 Acres

N/A, Seguin, TX

The Boyd-Sheffield 75 is a wonderful homestead in the middle of the wooded 75 acres just south of Seguin. It has a paved entrance off Boyd Rd to the north and access from Sheffield Rd to the south. This alone gives the future owner many options for developing and subdividing the unrestricted land. Enjoy the country life with a forest of live oaks and post oaks along a seasonal creek to the east, while looking to the open space of a potential hay field on the hill to the west. This "off the beaten path" ag-exempt property allows for equal wildlife and ranching potential. The property is perimeter fenced with cross fencing in the center. The 3 bed, 2 bath, 1,280 sq. ft. house built in 2009 features concrete floors with an open plan kitchen that includes Kraft made drawers, a rolling butcher block island, beautiful appliances and a pantry. An additional 900 sq. ft. of living space could be added by finishing out the upstairs. The south side of the property has a small guest cabin, a portable building art studio/craft house, and several container units (some already complete with water and electric) that can be combined into a storage barn or workshop. Electricity is provided by GVEC and water from Spring Hill Water Co. Come see this multipurpose property and make it your new home, business, or investment.



Built in 2009

## Essential Information

ListingFeed	abor_vow
MLS® #	5785839
List Price	\$1,250,000
Sale Price	\$1,186,295
Sale Date	May 20th, 2022
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,280
Acres	75.49
Year Built	2009
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	590 Boyd Road
Subdivision	N/A
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

### **Amenities**

Utilities	Electricity Connected, Water Connected
Features	None
Parking	Circular Driveway
View	Pasture, Trees/Woods
Waterfront	Pond, Seasonal

### **Interior**

Interior	Concrete
Appliances	See Remarks
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	See Remarks
Lot Description	Gentle Sloping, Many Trees, Views
Windows	See Remarks
Roof	Shingle
Construction	Vinyl Siding
Foundation	Slab

### **School Information**

District	Seguin ISD
Elementary	Koennecke
Middle	Jim Barnes
High	Seguin