

\$1,195,250 - 248 Kriewald Lane, Marion

MLS® #7830345

\$1,195,250

2 Bedroom, 2.00 Bathroom, 2,246 sqft
Farms and Ranches on 35.00 Acres

N/A, Marion, TX

35 acres of prime real estate in one of the fastest growing areas of Texas. The unrestricted property is in the best of all worlds - Marion ISD, Guadalupe County, and 3 miles to Cibolo. This ag-exempt land now finds itself in the middle of a residential boom in need of more room to grow, making it a great candidate for future development. The 4-acre fenced homesite on the northeast corner is mostly open grassland with scattered oak, pecan, and various ornamental trees. The surrounding raw land to the southwest is comprised mostly of native grasses, mesquite, and huisache. A wet-weather creek crosses the back corner, but there is no floodplain. The entire property is perimeter fenced in addition to the fenced homesite where a gated entrance and asphalt paved driveway lead to the front circle and side attached garage. The 2,246 sq. ft. house built in 1974 has 2 bedrooms, 2 bathrooms, a sunroom, and an office that could be converted into a small bedroom. Two storage barns are located at the back of the fenced homesite. Utilities include Green Valley SUD for water and GVEC for electricity and internet. A recent water line and easement have been added to Kriewald Lane for future use which should help the potential of additional development on the acreage.



Built in 1974

Essential Information

ListingFeed	abor_vow
MLS® #	7830345
List Price	\$1,195,250
Sale Price	\$1,020,000
Sale Date	February 14th, 2022
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,246
Acres	35.00
Year Built	1974
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	248 Kriewald Lane
Subdivision	N/A
City	Marion
County	Guadalupe
State	TX
Zip Code	78124

Amenities

Utilities	Electricity Connected, Water Connected
Features	None
Parking	Garage
# of Garages	2
View	None
Waterfront	Seasonal

Interior

Interior	Carpet, Linoleum
Appliances	See Remarks
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room

# of Stories	1
Stories	One

Exterior

Exterior Features	See Remarks
Lot Description	Level, Few Trees
Windows	See Remarks
Roof	Composition
Construction	Brick
Foundation	Slab

School Information

District	Marion ISD
Elementary	Norma Krueger
Middle	Marion
High	Marion