

\$3,849,950 - 2720 Elm Creek Road, Seguin

MLS® #9528698

\$3,849,950

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 257.00 Acres

N/A, Seguin, TX

A tremendous investment/development property conveniently located just southwest of Seguin along the I-10 Corridor. This 257-acre rectangular tract has rolling topography, over 2,400 ft. of paved road frontage, mature oaks, no floodplain, and several highpoints that could serve as premium home sites. Only 5 minutes to I-10, 10 minutes to Seguin, 30 minutes to San Antonio, and 1 hour to Austin. The Seguin-Cibolo-Schertz area is rapidly growing and is home to major manufacturers such as Caterpillar, Teijen Automotive Technologies, Vitesco Technologies, and Aisin AW. All these factors combine to make the property a great investment. In addition to Elm Creek, there are numerous ponds scattered across the property with several that provide year-round water for stock and wildlife. The property is home to many deer, hogs, and other small game. The perimeter fencing is in fair to good shape. There are two old homesteads with water wells in unknown condition and electricity however the structures add no value to the property. Springs Hill Water Supply Corporation has a water line running along the road frontage. LCRA has a 345KV transmission line running north-south across the western portion of the property. The seller believes to own a portion of the mineral estate and may convey a percentage, subject to negotiation. The property is qualified for the Agricultural Valuation via a grazing lease.



Essential Information

ListingFeed	abor_vow
MLS® #	9528698
List Price	\$3,849,950
Sale Price	\$3,856,725
Sale Date	May 26th, 2022
Bathrooms	0.00
Acres	257.00
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	2720 Elm Creek Road
Subdivision	N/A
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Utilities	Electricity Connected, Water Connected
View	Hills, Pasture
Waterfront	Creek, Pond

Exterior

Lot Description	Rolling Slope, Many Trees, Views
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School Information

District	Seguin ISD
Elementary	Rodriguez (Seguin ISD)
Middle	Briesemeister
High	Seguin