

\$1,199,000 - 2420 Bolton Rd, Marion

MLS® #1641687

\$1,199,000

4 Bedroom, 5.00 Bathroom, 3,275 sqft

Farm Ranch on 14.00 Acres

N/A, Marion, TX

Motivated sellers with flexible total acreage and FLEXIBLE PRICING! This property is where luxury living meets the rural homestead life, just minutes from town. This pricing is for the home and barns on 14 acres, but additional acreage of up to 57.5 acres is available! This 4 bedroom 3 full bath 2 half bath home is absolutely stunning. The 3,275 square-foot home grants a high level of comfort and class with an open-concept floor plan, a spacious covered patio, and well-maintained landscaping. Additionally, the land boasts a 2,585 square-foot sturdy pole barn with a metal roof, a 1,420 square-foot metal equipment building, and a 598 square-foot storage building. With zero flood plain, the property is a highly productive coastal and bermuda hay pasture, which keeps the land in ag exemption status for property taxes, which are estimated to be under \$4000 per year. This listing is located in Marion ISD, is less than 20 minutes to downtown San Antonio, and minutes from all the amenities Cibolo & Marion have to offer. This location makes for an easy commute, while still being remote enough to enjoy the country lifestyle. Additional acreage available! Come see what the ranch life has to offer.

Built in 2013

Essential Information

MLS® # 1641687



Price	\$1,199,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,275
Acres	14.00
Year Built	2013
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	2420 Bolton Rd
Area	1700
Subdivision	N/A
City	Marion
County	Guadalupe
State	TX
Zip Code	78124

Amenities

Utilities	Cable TV, Electricity, High Speed Internet, Other, Water
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Exterior

Construction	Brick/Stone
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School Information

District	Marion
Elementary	Marion
Middle	Marion
High	Marion

Additional Information

Days on Market	841
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Listing Details

Listing Agent	Mattisyn Tackett
Listing Office	Texas Time Realty

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