

# \$9,500,000 - 9606 Fm 20, Seguin

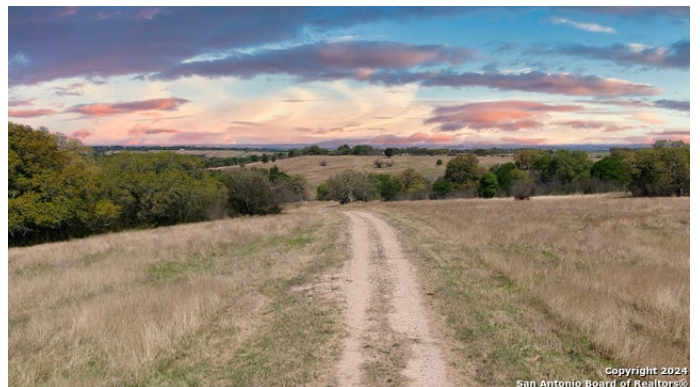
MLS® #1787864

**\$9,500,000**

Bedroom, Bathroom,  
Land on 342.00 Acres

Barnes Sol, Seguin, TX

Luxury cattle ranch, suitable for grazing livestock, equipped with two corrals, one on the north and one on the south of the property. Lush vegetation and ponds provide for an abundance of native wildlife, including melanistic deer, dove, duck, coyotes, bobcats, hogs and turkey. The prime location also makes this an incredible investment opportunity for land development. Rolling hills & panoramic views for miles. Located just 12 miles north of Seguin, TX, this premier 341.85 +/- acre farm offers open pastures, stock ponds & wooded scenery. Can easily serve cattle ranching, equine, hunting, residential, or even development use. The ranch has paved road frontage with a private, electric, gated entrance off of FM 20. Rural water available through Crystal Clear Water SUD and electricity available through Guadalupe Valley Electric CO-OP. Perfectly positioned just off of a major TX Tollway (130) and Interstate I-10. Easy access to Austin, Houston & San Antonio. Convenient to Tyson, Caterpillar and other commercial hubs. Less than 15 minutes to schools, grocery stores and amenities in Gruene, Martindale, New Braunfels, Luling, Seguin and San Marcos. Prime location for residential community or commercial site. Additional access to the ranch off of Old Lehmann Rd. Endless opportunities await.



## Essential Information

|          |               |
|----------|---------------|
| MLS® #   | 1787864       |
| Price    | \$9,500,000   |
| Acres    | 342.00        |
| Type     | Land          |
| Sub-Type | Rural         |
| Status   | Active Option |

### **Community Information**

|             |            |
|-------------|------------|
| Address     | 9606 Fm 20 |
| Area        | 2706       |
| Subdivision | Barnes Sol |
| City        | Seguin     |
| County      | Guadalupe  |
| State       | TX         |
| Zip Code    | 78155      |

### **Amenities**

|           |                                         |
|-----------|-----------------------------------------|
| Amenities | Hunting, Other - See Remarks, Pond/Tank |
| Utilities | Electric, Water System, Well Allowed    |

### **Exterior**

|                 |        |
|-----------------|--------|
| Lot Description | Wooded |
|-----------------|--------|

### **School Information**

|            |        |
|------------|--------|
| District   | Seguin |
| Elementary | Seguin |
| Middle     | Seguin |
| High       | Seguin |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2024 |
| Days on Market | 496             |
| Zoning         | AG              |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Agent  | Kristine Schmidt         |
| Listing Office | Schmidt Ranches & Realty |

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