

\$1,495,000 - 190 Turnaround, Seguin

MLS® #1870623

\$1,495,000

2 Bedroom, 2.00 Bathroom, 1,152 sqft

Farm Ranch on 66.00 Acres

N/A, Seguin, TX

OPEN HOUSE/RANCH Saturday 10/4 from 8 AM - 4 PM! Come out and we'll give you a tour of this gorgeous ranch and you'll be entered to win an air rifle! C Bar S is a 66 acre ranch is loaded with serene, breathtaking beauty and is highly improved, making it a rare turnkey investment in Guadalupe County. Located just 15 minutes South of Seguin, the property has ample road frontage on FM 1117 and private access via Turnaround Road. The ranch is about an hour drive from both San Antonio and Austin. Set back far from the road sits the homesite, which features a 2 bed 2 bath home with a wraparound porch with cedar posts. Additionally, there is a 2 bed 1 bath modular home that is in phenomenal shape. This area features a swimming pool, multiple barns/shops, and a large pond with a dock that is stocked with catfish, bass, and perch. Additionally, there is a second pond near the front of the property and an additional homesite that already has water, septic, and electricity in place. 2 water wells are on the property, one of which services both ponds to keep them full year round. The entire ranch is studded with mature trees, including live oaks, post oaks, and black jacks. The land is approximately 60 percent native brush and 40 percent pasture, with native grass like Bahia and coastal Bermuda supporting grazing. The back portion of the property is native brush and optimal for hunting. Given the ample road frontage and location, this property holds development potential and is a turnkey



picturesque ranch perfect for recreational
ranching and fun.

Built in 1991

Essential Information

MLS® #	1870623
Price	\$1,495,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,152
Acres	66.00
Year Built	1991
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	190 Turnaround
Area	2709
Subdivision	N/A
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Utilities	Electricity, Water, Solar
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Exterior

Construction	Other
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School Information

District	Seguin
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Days on Market 160

Listing Details

Listing Agent Mattisyn Tackett

Listing Office Texas Time Realty

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