

\$252,000 - 605 Marrou Rd., Seguin

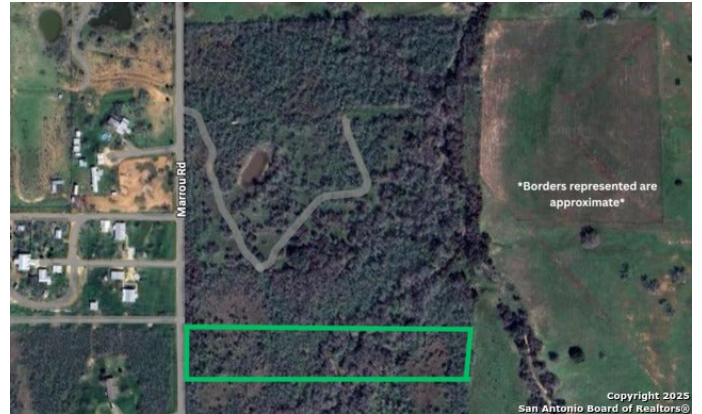
MLS® #1876544

\$252,000

Bedroom, Bathroom,
Land on 4.56 Acres

(RURAL_G24) RURAL NBHD GEO REG,
Seguin, TX

Tucked away in the quiet beauty of Guadalupe County, this 4.56-acre tract offers a peaceful retreat with all the charm of the Texas countryside. Part of a recently subdivided ranch just 10 minutes from shopping and dining in Seguin, the property features gently rolling terrain, clusters of mature trees, and a seasonal creek at the back-perfect for enjoying wildlife or simply relaxing in nature. With lighter tree cover than some neighboring parcels, this tract provides an open, flexible layout while still offering shade and privacy where it matters. Electricity was installed recently, and a private well can be added, giving you the freedom to establish your own sustainable water source. With no zoning restrictions and an existing agricultural tax exemption, you'll enjoy both flexibility and value as you bring your vision to life-whether that's a custom home, homestead, or weekend retreat. The seller is ****open to offers-including seller financing-****making this property an excellent opportunity to secure your place in the Texas countryside on terms that work for you. Additional adjoining tracts are also available if you'd like more space to expand. With its natural serenity, practical improvements, and buyer-friendly terms, this tract is ready to help you create the Texas lifestyle you've been dreaming of.



Essential Information

MLS® #	1876544
Price	\$252,000
Acres	4.56
Type	Land
Sub-Type	Rural
Status	Active

Community Information

Address	605 Marrou Rd.
Area	2709
Subdivision	(RURAL_G24) RURAL NBHD GEO REG
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	Hunting, Seasonal Creek
Utilities	Well Allowed, Electric

Exterior

Lot Description	Undeveloped, Improved, Wooded
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School Information

District	Seguin
Elementary	Weinert
Middle	Barnes, Jim
High	Seguin

Additional Information

Date Listed	June 17th, 2025
Days on Market	139
Zoning	N/A

Listing Details

Listing Agent	Delaney Juarez
Listing Office	Keller Williams City-View

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