

\$975,000 - 000 Fm 1117, Seguin

MLS® #579833

\$975,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 42.95 Acres

N/A, Seguin, Texas

This 42.95± acre property, located just outside of Seguin, Texas, offers an exceptional blend of Guadalupe River frontage and road accessibility. With approximately 500 feet of frontage on FM 1117 and over 400 feet of high-bank frontage along the Guadalupe River, this tract provides a rare opportunity to own a versatile piece of land with natural beauty, recreational appeal, and historical charm.

The riverbank along this stretch is elevated and lined with beautiful mature hardwoods, providing sweeping views of the Guadalupe River and a peaceful, private atmosphere. Above the river basin is a hillside, covered with century old oak trees, overlooking a productive hayfield leading down to the river. Whether you're seeking a quiet retreat, a future homesite, or a manageable-sized ranch, this property offers the best of Central Texas living.

Improvements include an old hand-dug water well, a 75x15 ft. former chicken coop set on a concrete slab, a barn structure, and an additional older storage building. Electricity is available on the property, and the existing structures contribute both character and practical utility, offering a glimpse into the property's agricultural heritage. There are several nice potential build sites ideal for a residence or barndominium, offering scenic views and privacy in a peaceful rural setting.



The property features approximately 400+ feet of Guadalupe River frontage, all situated on a high bank for enhanced views and added protection from flooding. The property includes the historic hand-dug well. While not currently in use, the well remains as a reminder of the property's agricultural past and could be evaluated for future use.

This property is home to a variety of native Texas wildlife including whitetail deer, wild turkey, hogs, dove, ducks and many species of migratory birds along the river. The Guadalupe River is also a destination for fishing, with species such as largemouth bass, catfish, perch, and the Guadalupe bass.

Essential Information

MLS® #	579833
Price	\$975,000
Bathrooms	0.00
Acres	42.95
Type	Land / Farm
Sub-Type	Acreage
Status	Active

Water Feature/View

View	River
Is Waterfront	Yes
Water Body	Guadalupe River

Community Information

Address	000 Fm 1117
Subdivision	N/A
City	Seguin
County	Guadalupe
State	Texas
Zip Code	78155

Amenities

Utilities	Electricity Available
Features	None

School Information

District	Seguin ISD
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Additional Information

Date Listed	May 13th, 2025
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Days on Website	151
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Days on Market	108
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