

\$10,600,000 - 8949 S State Hwy 123 Bypass, Seguin

MLS® #008949

\$10,600,000

5 Bedroom, 3 Bathroom, 3,033 sqft

Land / Farm on 256 Acres

N/A, Seguin, Texas

Excellent development opportunity just South of Seguin paired with prime Meadow Lake waterfrontage. This exemplary property contains 256 pristine acres of coastal and grazing land stretching from Highway 123 Bypass to the shores of Meadow Lake. Down by the water you have 950â€™™ of improved waterfrontage on the best part of Meadow Lake, including a two tiered concrete open patio and board walk as well as a corrugated bulkhead that runs down the shore to the Double Bay Electric Lift Boat House that you can park your watercraft after you slip it in the water using the onsite boat ramp & dock. The towering cypress trees shade the area in itâ€™™s entirety and are equipped with special lighting for an enhanced evening experience. With the ability to access the property through two entry points, you are also gaining over 3,000 feet of Highway 123 Road Frontage. A gravel dirt drive winds you through the ranch as you make your way to the primary residence. Completely fenced in, these 2 acres are meticulously cared for and feature mature mesquite trees and easy care landscaping. The beautifully designed ranch style home features an open layout with a split bedrooms design. The vaulted beamed ceilings sprawl over the living and kitchen areas, elevating the space. The living room is complete with a corner stone woodburning fireplace and built-in cabinetry and storage and the gourmet kitchen features a dual built-in oven, smooth cooktop, bar seating at the granite countertop island



and a neighboring dining room that is accentuated by the wood slat tray ceiling and expansive windows. From here, you can access the large laundry room that is complete with ample counterspace and cabinetry as well as fridge space and access to the two car garage, back patio and full size bathroom that is located near the two secondary bedrooms that are complete with ceiling fans, walk-in closets and luxury vinyl flooring. Moving through the home to the Owner's suite that is complete with a walk-in closet and attached en suite that features a dual vanity with leathered granite and walk-in tiled shower with installed seating. From here, you are granted private outdoor access to the back patio that is complete with an outdoor shower and ceiling fans that offer a cool breeze as you admire the awe-inspiring south-eastern views. Moving along the gravel drive, you will arrive at the barn that features an attached shed to conveniently store farm and outdoor equipment and 4 stall horse barn, complete with turnout pen and 13x5 stack room. Up above is a two bedroom living area that features a full service kitchen, living and dining area with vaulted beamed ceilings as well as expansive windows to maximize the amazing views. As you continue to move through the rolling terrain and various fenced grazing areas to the east side of the property, you will find yourself on the shores Meadow Lake.

Main House features 3 bedrooms & 2 bathrooms within 2,233 sqft.

Barn Living Quarters features 2 bedrooms & 1 bathroom within 800 sqft.

Built in 2017

Essential Information

MLS® #	008949
Price	\$10,600,000

Bedrooms	5
Bathrooms	3
Square Footage	3033
Acres	256.00
Year Built	2017
Type	Land / Farm
Status	Sold

Community Information

Address	8949 S State Hwy 123 Bypass
Subdivision	N/A
City	Seguin
State	Texas
Zip Code	78155

Amenities

Features	Dishwasher, Fenced Yard, Fireplace, Living Room, Microwave, Lakefront, Meadow Lake, Riverfront, Waterfront
# of Garages	1
Waterfront Type	Meadow Lake
Waterfront Footage	950
Water Feature/View	Meadow Lake

Interior

Stories	1
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Exterior

Lot Description	256
Lot Size	256

School Information

District	Seguin ISD
Elementary	Vogel Elementary
Middle	Briesemeister
High	Seguin High School

Additional Information

Short Term Rental Allowed	yes
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