



Crossroads Country Casa

6710 US Hwy 90, Seguin, TX 78155

59.986 Acres

\$1,299,900



HIGHWAY FRONTAGE

UNRESTRICTED

2,063 SF HOUSE

The 60-acre Crossroads Country Casa is conveniently located just east of Seguin in Guadalupe County with lots of room to develop or enjoy. With close proximity to 130 Toll Road, IH-10, and over 1,400 ft. of Highway 90 frontage, this tract can be developed, subdivided into smaller tracts, or used to grow hay, raise livestock, and make a great family home. This property will allow the new owners to enjoy the lower taxes of Guadalupe County while providing an easy commute to Austin or San Antonio. Come make this multipurpose property your new home, business, or investment; Crossroads Country Casa has something for everyone.

The unrestricted, ag-exempt land is completely perimeter fenced with cross fencing in the center of the property. The land is mostly coastal Bermuda and native grasses with mesquite and several scattered mature live oaks throughout. Approximately 17 acres are within the 100-year flood plain near two ponds and a wet-weather creek in the back of the property which continues under the toll road bridge. A triangular 1.5-acre tract on the west side of 130 Toll could make the perfect spot for a potential billboard.

An automatic gated entrance and gravel driveway lead to the concrete paved apron in front of the two-car garage. The limestone rock house built in 2016 has 2,063 sq. ft. with 3 bedrooms, 3 baths, tile floors throughout, tons of closet space, a large laundry room, and granite counters and stainless appliances in the open kitchen. Utilities include county electricity, water line, and septic system.

Guadalupe County, Seguin ISD. Agricultural tax valuation excluding the half-acre homestead. 2021 taxes were \$5,178. All owned mineral rights will convey.

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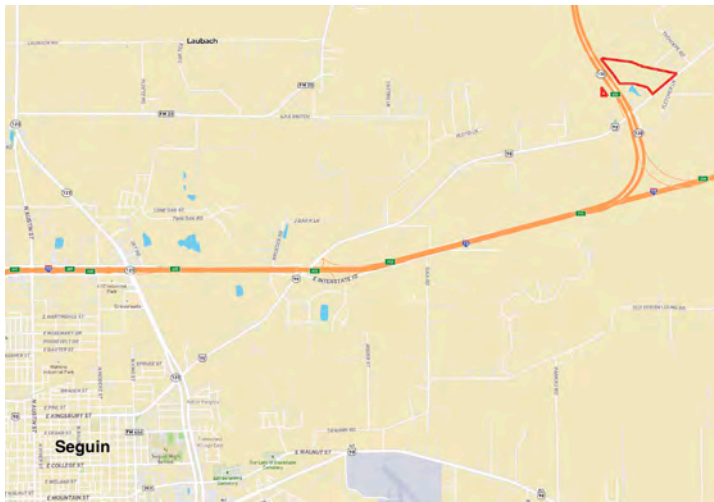


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LOCATION

Wilson County, Floresville ISD. 7 miles to Seguin, 45 miles to downtown San Antonio, 52 miles to downtown Austin. 45 miles to both Austin and San Antonio International Airports.

DIRECTIONS

From Austin take 130 Toll south, turn left onto Hwy 90. From San Antonio head east on I-10, turn north/east onto Hwy 90. After crossing 130 toll road, the entrance is in ¼ mile on the left.

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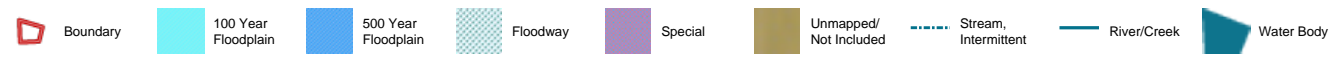
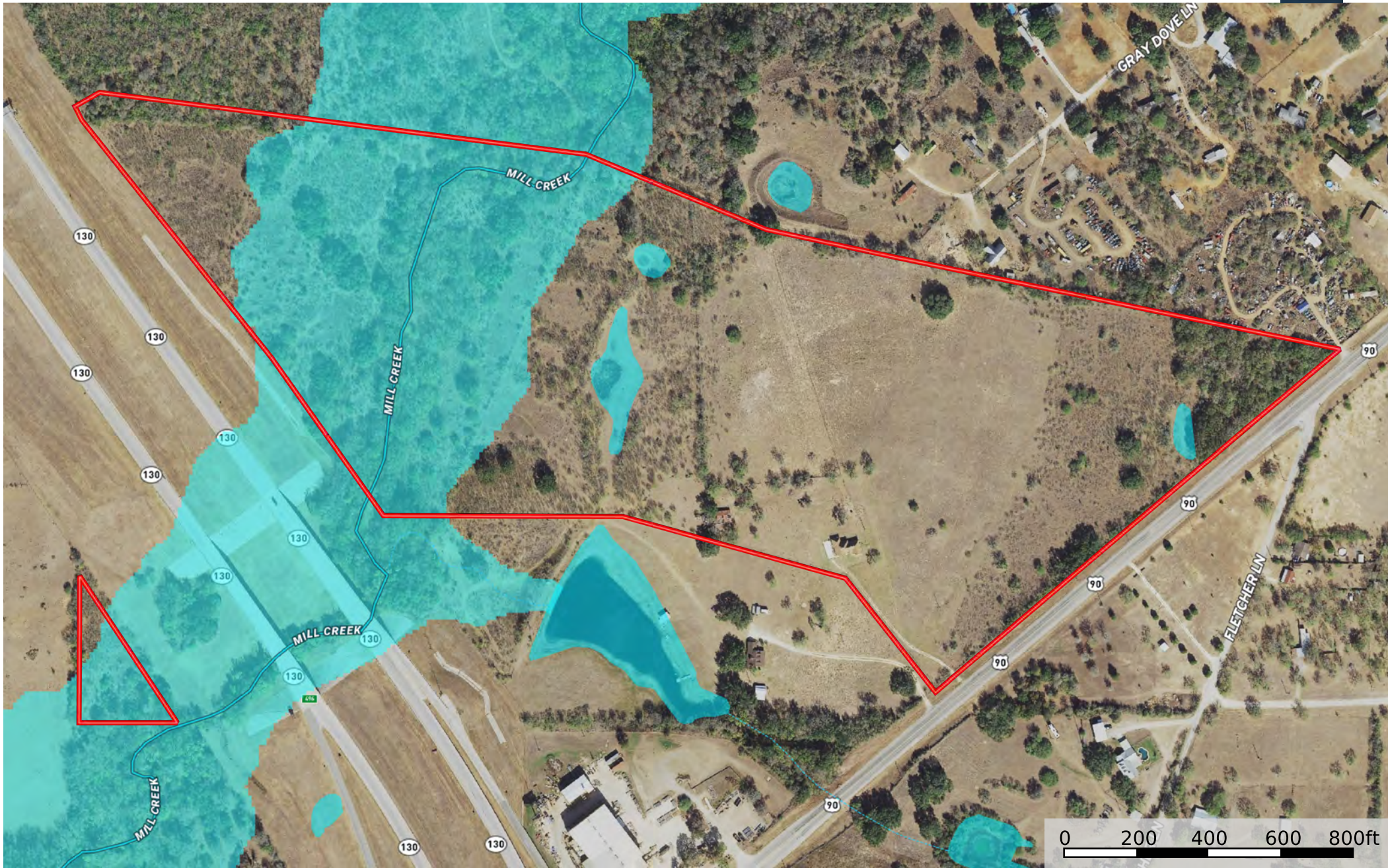
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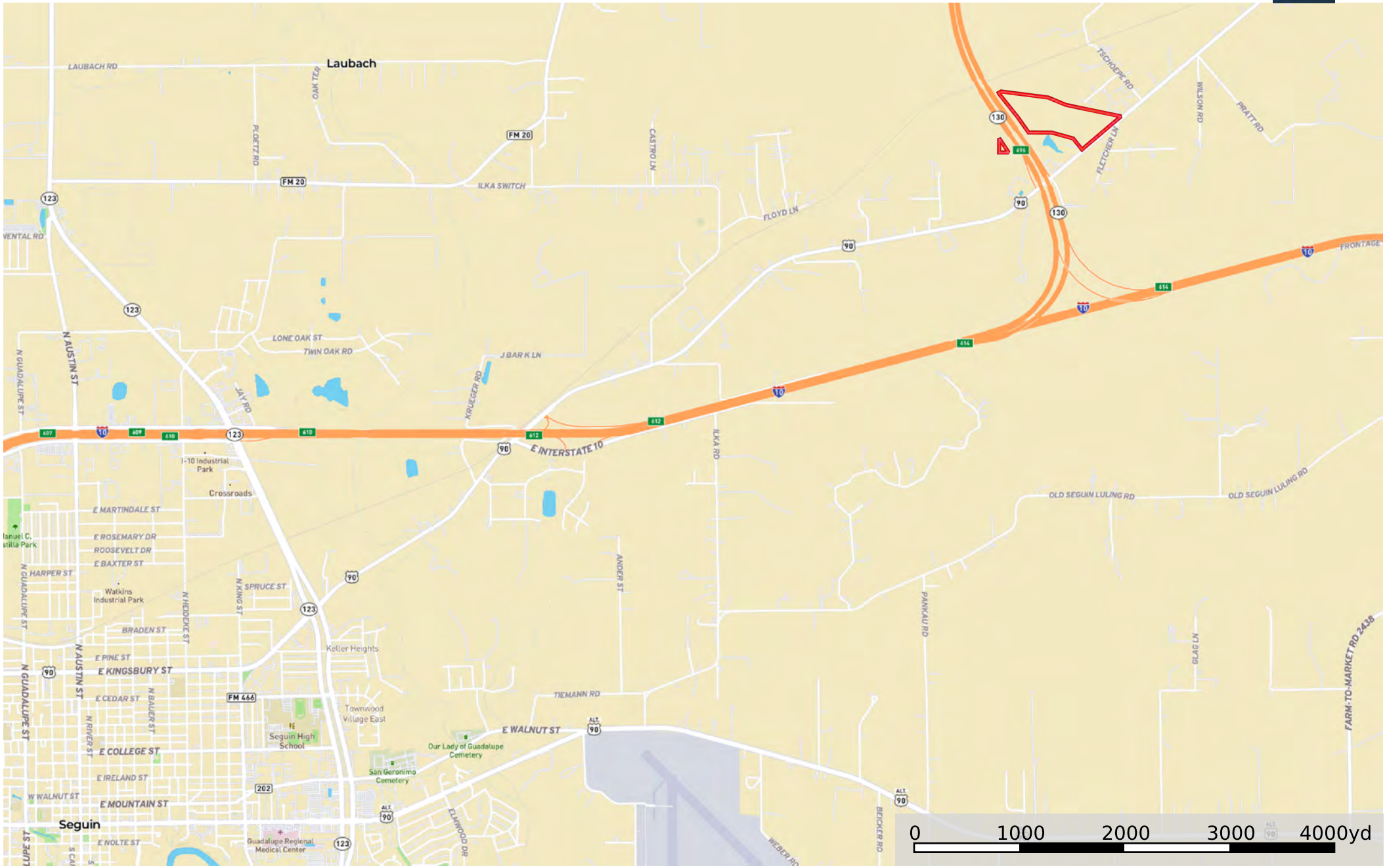
Boundary







Boundary Neighbor



Boundary