



Boyd-Sheffield 75

590 Boyd Rd, Seguin, TX 78155

75.487 Acres

\$1,250,000



HOUSE & BARN

TWO ENTRANCES

UNRESTRICTED

The Boyd-Sheffield 75 is a wonderful homestead in the middle of the wooded 75 acres just south of Seguin. It has a paved entrance off Boyd Rd to the north and access from Sheffield Rd to the south. This alone gives the future owner many options for developing and subdividing the unrestricted land. Enjoy the country life with a forest of live oaks and post oaks along a seasonal creek to the east, while looking to the open space of a potential hay field on the hill to the west. This "off the beaten path" ag-exempt property allows for equal wildlife and ranching potential. Come see this multipurpose property and make it your new home, business, or investment.

The 75.487 acres is 75% wooded and 25% open space with mostly coastal Bermuda and native grasses and amazing post oaks and live oaks. A seasonal creek runs across the eastern side of the property with no floodplain. There is 30 feet of elevation change from the creek bottom to the western open pasture. The diverse habitat currently supports wildlife including deer and turkey, as well as a large variety of cattle, goats, horses, and the occasional donkey. The property is perimeter fenced with cross fencing in the center.

This homestead has a 3 bedroom, 2 bath, 1,280 sq. ft. house built in 2009 with a covered porch to watch morning sunrises. The home features concrete floors with an open plan kitchen that includes Kraft made drawers, a rolling butcher block island, beautiful appliances and a pantry. An additional 900 sq. ft. of living space could be added by finishing out the upstairs. The south side of the property has a small guest cabin, a portable building art studio/ craft house, and several container units (some already complete with water and electric) that can be combined into a storage barn or workshop. Electricity is provided by GVEC and water from Spring Hill Water Co.

All owned mineral rights will convey. An agricultural tax valuation is in place. 2021 taxes were \$2,282.

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TREES

Post oak
Live oak
Elm
Mesquite

GRASSES

Coastal Bermuda
King Ranch bluestem
Little bluestem
Various natives

SHRUBS

Prickly pear cactus
Agarita
Various natives

WATER

Water line
Seasonal creek
Pond

WILDLIFE

Whitetail deer
Dove, Quail, Turkey
Hogs
Coyotes
Songbirds
Small mammals

UTILITIES

GVEC electricity
Spring Hill Water Co.
Septic

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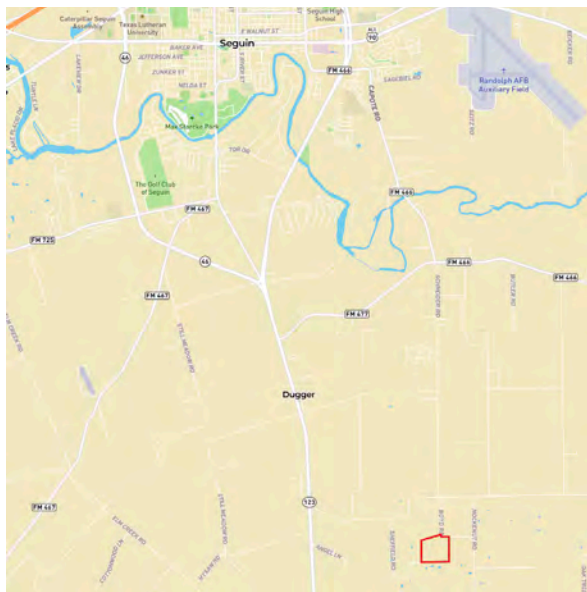


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LOCATION

Guadalupe County, Seguin ISD. 2.5 miles to Hwy 123, 7 miles to Seguin, 43 miles to downtown San Antonio, 59 miles to Austin, 167 miles to Houston.

DIRECTIONS

From Seguin, head south on Hwy 123. Turn left on Zion Hill Rd. In 2 miles turn right on Boyd Rd. The entrance is in half a mile at the end of the paved road.

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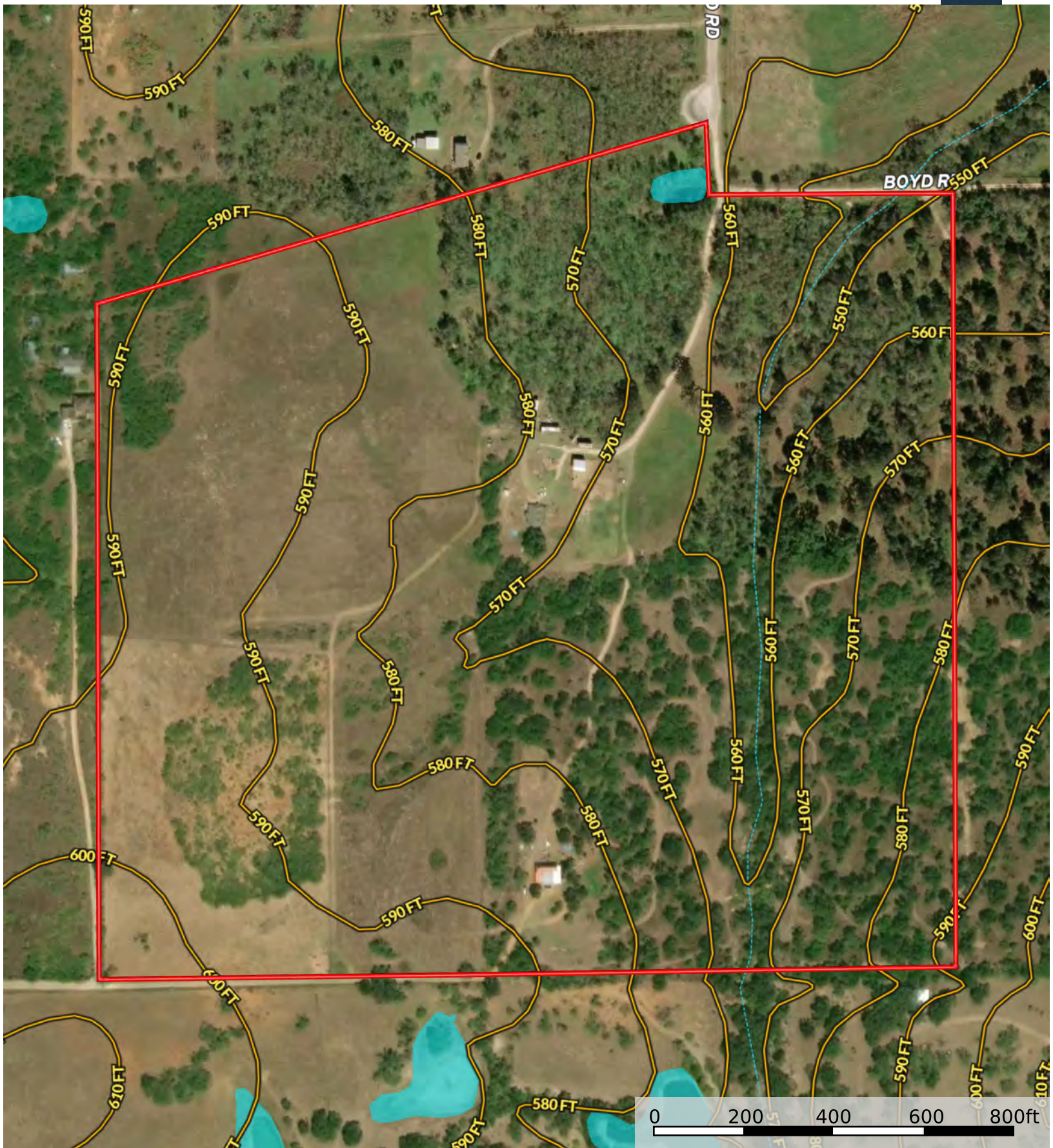
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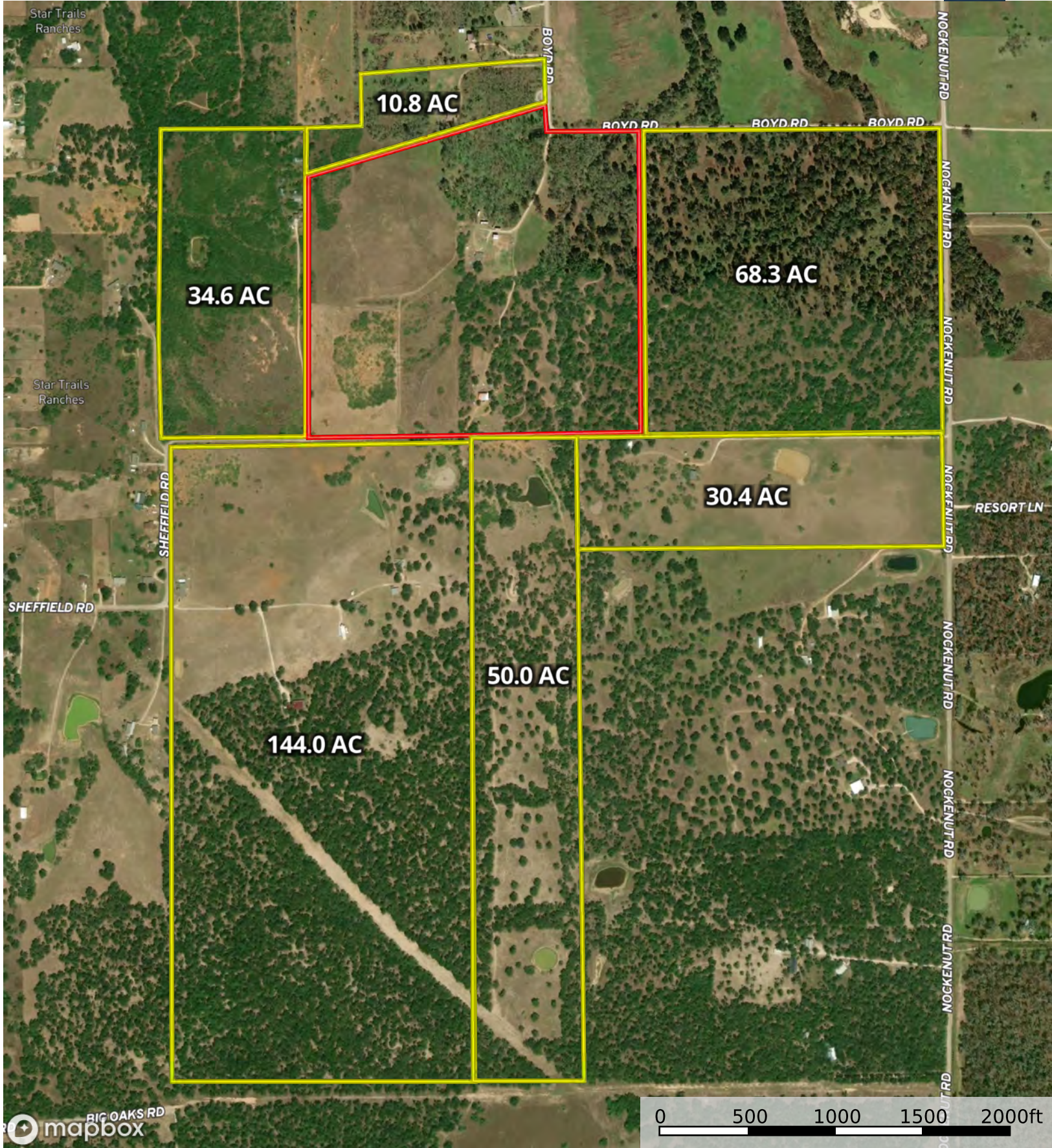


Google

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Boundary

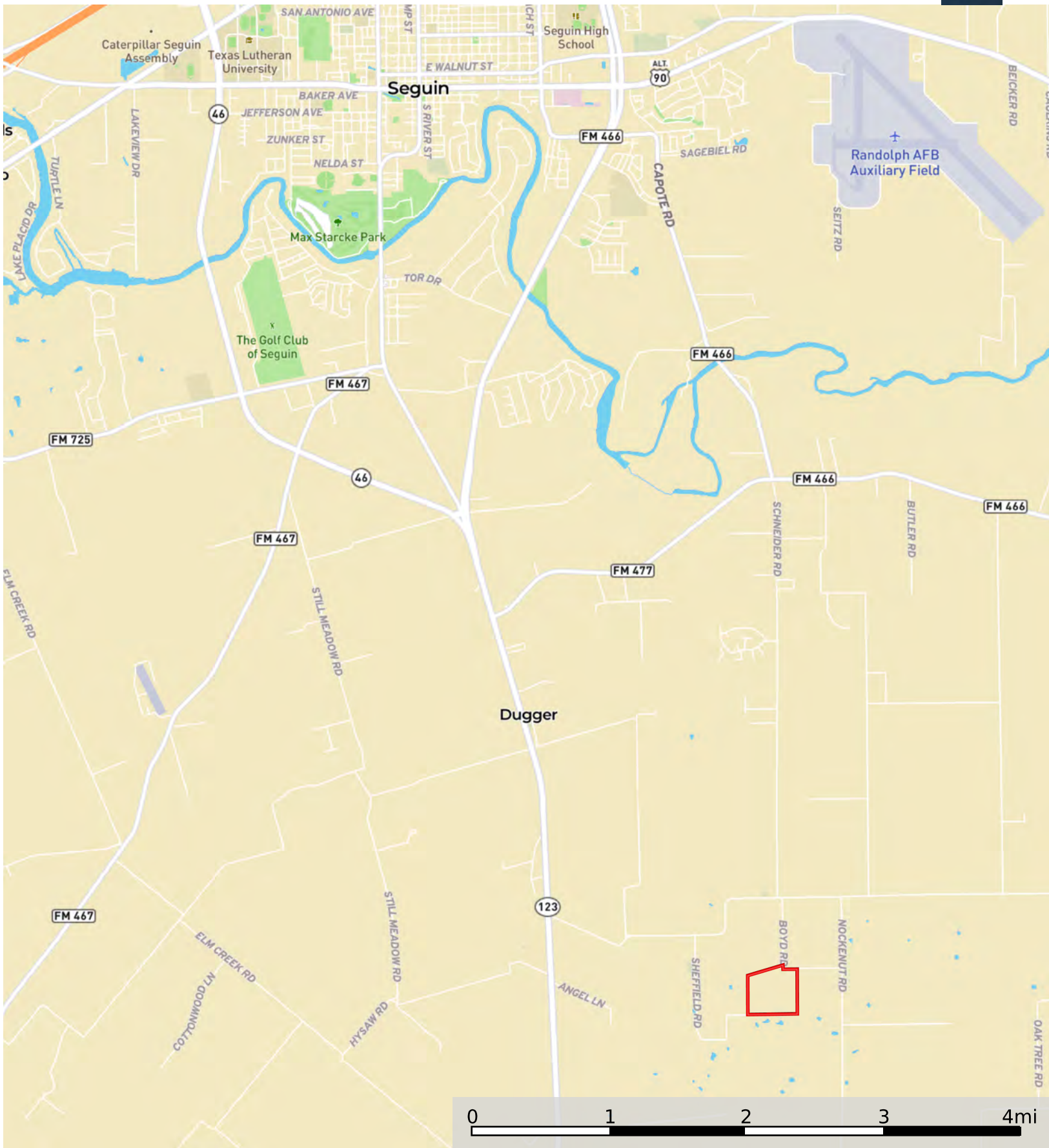




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Boundary Neighbors



Boundary