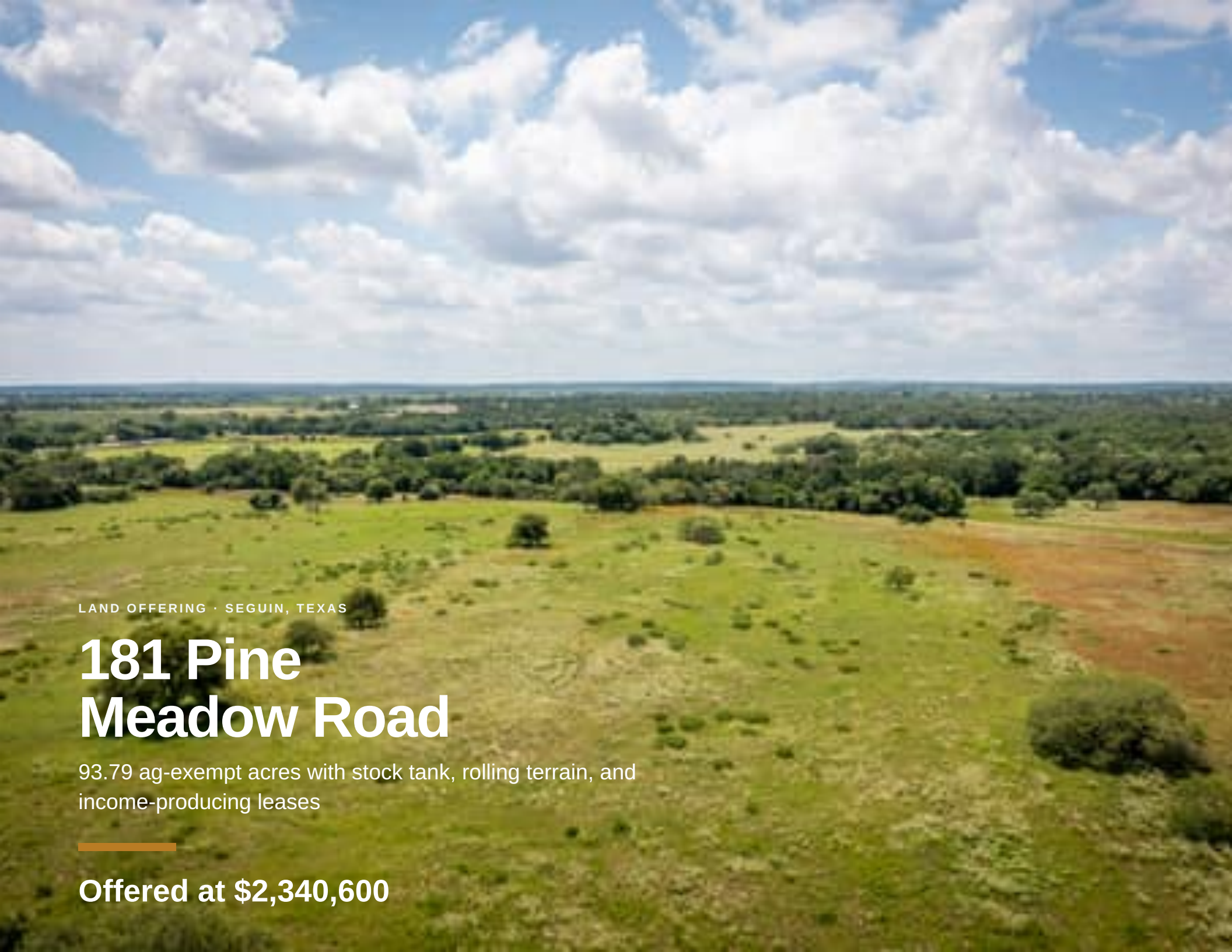




LAND OFFERING • SEGUIN, TEXAS

# 181 Pine Meadow Road

93.79 ag-exempt acres with stock tank, rolling terrain, and  
income-producing leases

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**Offered at \$2,340,600**

# 93 acres of Texas land, just south of Seguin.

181 Pine Meadow Road presents **93.786 acres of agricultural land** positioned at the crossroads of Highway 46 and State Highway 123 on the southern edge of Seguin, Texas. The tract combines rolling terrain, a scenic stock tank, partial tree cover, and productive native pasture — all under an active agricultural exemption that keeps annual taxes at approximately **\$906**.

Two month-to-month leases currently operate on the property: a tenant farmhouse and a semi-truck trailer parking area, providing a buyer with immediate income potential while they plan their vision. The property is well suited for a private homestead, custom ranch compound, agricultural operation, or longer-range development study just outside Seguin's ETJ.

## 93.786 Acres

Ag Exempt · No HOA · Guadalupe County · Well & Septic on Site



Aerial view of the rolling terrain and pasture

|                |                           |
|----------------|---------------------------|
| Property type  | Land / acreage            |
| Price per acre | \$24,956.82               |
| Current income | Two month-to-month leases |
| Availability   | Closing & funding         |

# Rolling land, water, wildlife, and opportunity.

- **93.786 acres with agricultural exemption** — Guadalupe County taxes approximately \$906/year, keeping carrying costs exceptionally low.
- **Stock tank and rolling terrain** — a photogenic pond anchors the property, surrounded by native vegetation, wildflowers, and partially wooded land ideal for wildlife habitat.
- **Existing improvements:** a farmhouse and a separate semi-truck trailer parking lot, both on month-to-month leases — income from day one.
- **Well and septic already on site** — core infrastructure in place for continued or expanded use.
- **Horse-friendly and manufactured-housing-allowed** — flexible for a wide range of buyers and uses.
- **Strategic location:** direct access off Pine Meadow Rd at the Hwy 46 / Hwy 123 intersection, with Seguin just ≈ 3.5 miles away and San Antonio ≈ 30 miles.
- **Mineral rights unknown** — prospective buyers should conduct their own inquiry.



Stock tank with native tree reflections



Native wildflowers across the property

# Property at a glance

## ASKING PRICE

\$2,340,600

## ACREAGE

93.786 acres

## SCHOOL DISTRICT

Seguin ISD

## CITY LIMITS / ETJ

Not in city limits · in ETJ

## FENCING

Ranch fencing

## FEMA FLOOD PLAIN

Yes — verify extent with survey

## MANUFACTURED HOUSING

Allowed

## AG EXEMPTION

Yes — active

## MINERAL RIGHTS

Unknown

## PRICE PER ACRE

\$24,956.82

## COUNTY

Guadalupe

## ZONING

Agricultural

## WATER / SEWER

Well on property · septic

## ACCESS / ROAD SURFACE

County road · Pine Meadow Rd

## HORSES ALLOWED

Yes

## HOA

None

## TAX ANNUAL AMT

≈ \$906 (2022 · rate 1.59)

## FINANCING / POSSESSION

Cash or conventional · closing & funding

Legal description: ABS 23 SUR: E GORTARI, 93.786 acres. Property ID 56917 · Geo ID 2G0023000015010000. MLS# 511015. Information above is drawn from the MLS listing and should be independently verified by prospective purchasers. Flood plain status, acreage, boundaries, utilities, and all other material facts should be confirmed prior to purchase.



Ranch gate access off Pine Meadow Road



Shaded interior access road through the property

## Approximate tract boundaries



Aerial with approximate boundary overlay

Survey/plat boundary outline

Boundary outlines are approximate and shown for illustration only. A current survey should be obtained by prospective purchasers to confirm exact acreage, dimensions, and boundary locations. The property is in the Guadalupe County ETJ. A FEMA flood plain affects a portion of the tract — exact limits to be verified by survey and flood-plain determination.

## Rolling terrain, native wildlife, and wide Texas skies.



Left to right: native pasture trail • lush pond edge • stock tank aerial • open green meadow • full property aerial • rolling terrain under open sky

## Minutes from Seguin, easy reach to San Antonio.

The property sits at the intersection of Highway 46 and State Highway 123 south of Seguin, with direct access off Pine Meadow Road. The location offers genuine rural character while keeping the city within easy reach for shopping, schools, and services.

|                           |                                                                                                           |
|---------------------------|-----------------------------------------------------------------------------------------------------------|
| <b>Address</b>            | 181 Pine Meadow Road<br>Seguin, TX 78155                                                                  |
| <b>Seguin city center</b> | ≈ 3.5 miles                                                                                               |
| <b>New Braunfels</b>      | ≈ 15 miles                                                                                                |
| <b>San Antonio</b>        | ≈ 30 miles                                                                                                |
| <b>Austin</b>             | ≈ 60 miles                                                                                                |
| <b>Directions</b>         | Head south on TX-46 S from I-10 toward Stockdale; turn right onto Pine Meadow Rd; destination on the left |

### Hwy 46 & Hwy 123 Intersection

High-visibility corridor just south of Seguin with convenient commuter access.



Drive-time reference from the property



Open pasture and native landscape



# Let's walk the property.

FOR ADDITIONAL INFORMATION OR A PRIVATE SHOWING

**Matt Pierce · Broker Associate**

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Information herein has been obtained from sources deemed reliable but is not guaranteed. Prospective purchasers should independently verify all facts, acreage, dimensions, use, restrictions, utilities, flood plain status, mineral rights, availability, taxes, and other matters material to a purchase decision. The existence of a FEMA flood plain on a portion of this property should be specifically verified by a licensed surveyor and flood-plain determination prior to any offer. Showings by appointment with the listing agent. This is a marketing summary only and is not an offer to sell or a solicitation of an offer to buy. MLS# 511015 · Anders Pierce Realty, LLC.