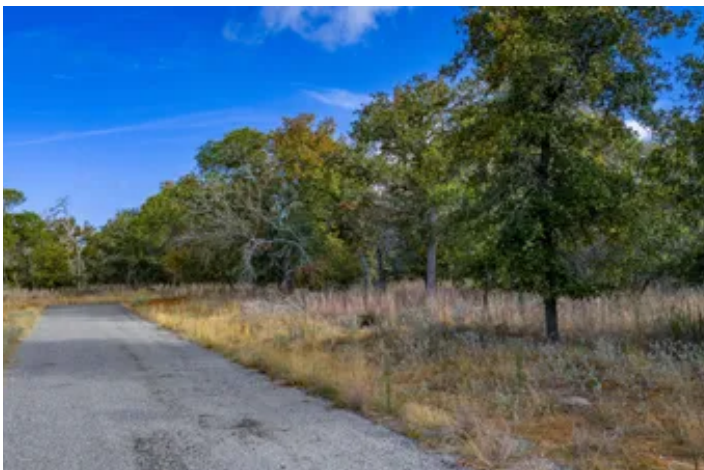


Sandstone Lane Lot 14
Lot 14 Sandstone Lane
Seguin, TX 78155

\$204,000
10.01± Acres
Guadalupe County



Sandstone Lane Lot 14
Seguin, TX / Guadalupe County

SUMMARY

Address

Lot 14 Sandstone Lane null

City, State Zip

Seguin, TX 78155

County

Guadalupe County

Type

Farms, Ranches

Latitude / Longitude

29.452129 / -97.862438

Acreage

10.01

Price

\$204,000

Property Website

<https://capitalranchsales.com/property/sandstone-lane-lot-14/guadalupe/texas/96019/>



PROPERTY DESCRIPTION

10 Acres Ideal for Homestead or Recreation in Guadalupe County:

Welcome to your dream property nestled in Guadalupe County, offering a quiet retreat. This 10-acre parcel is an ideal property for your homestead or recreational getaway!

Mature Hardwoods & Wildlife Haven:

Immerse yourself with mature hardwoods gracing the landscape. This property has an abundance of wildlife, offering opportunities for hunting and observation. Encounter populations of turkey, whitetail deer, and hogs, providing endless moments of connection with nature.

Brand New Paved Private Road!:

This lot has a brand new paved private road, ensuring smooth arrivals and departures throughout the year, enhancing accessibility.

Electric Backbone and fiber provided by GVEC!:

Are you ready to power your future plans? Whether you envision a cozy homestead retreat or an off-grid getaway, this essential utility lays the foundation for a life of convenience and sustainability.

Cleared Senderos:

Navigate your property boundary with ease using cleared senderos that delineate property lines and offer convenient pathways for exploration. These well-defined trails facilitate boundary identification if you were wanting to put in fencing.

Convenient Location

Situated just 12.5 miles southeast of Seguin, 25 miles from Stockdale, and within easy reach of major metropolitan areas, including San Antonio (50 miles) and Austin Airport (70 miles), this property offers the perfect balance of seclusion and accessibility.

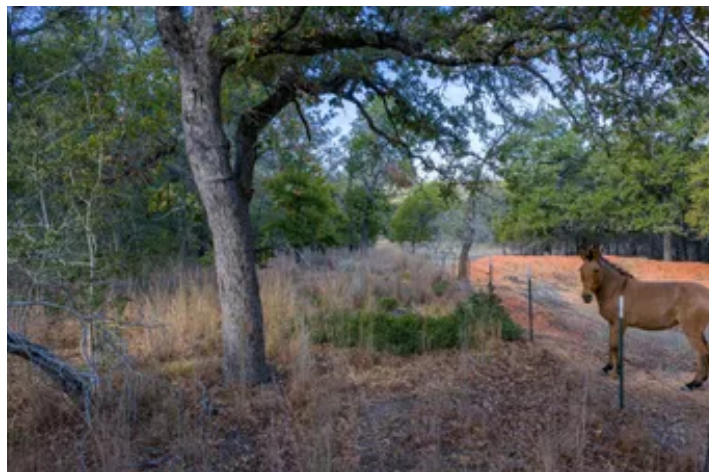
Owner financing available! Call for details!

Don't miss this opportunity to claim your slice of paradise in Guadalupe County.

Light Restrictions are updated to reflect and maintain property values in the Sandy Oak Hills



Sandstone Lane Lot 14
Seguin, TX / Guadalupe County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

J. Boyd Vaughan

Mobile

(830) 400-9108

Email

Jboyd@capitalranchsales.com

Address

City / State / Zip

New Braunfels, TX 78130

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
<https://capitalranchsales.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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