

Home  
Search Properties  
Marketing Strategies  
Landowner Resources

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[input]  
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- County
- County
- Select All
- Angelina Co., TX
- Aransas Co., TX
- Atascosa Co., TX
- Austin Co., TX
- Bandera Co., TX
- Bastrop Co., TX
- Bee Co., TX
- Bell Co., TX
- Bexar Co., TX
- Blanco Co., TX
- Brazos Co., TX
- Brewster Co., TX
- Brooks Co., TX
- Brown Co., TX
- Burleson Co., TX
- Burnet Co., TX
- Caldwell Co., TX
- Calhoun Co., TX
- Cameron Co., TX
- Camp Co., TX
- Cass Co., TX
- Coleman Co., TX
- Collin Co., TX
- Colorado Co., TX
- Comal Co., TX
- Comanche Co., TX
- Coryell Co., TX
- Crockett Co., TX
- De Witt Co., TX
- Denton Co., TX
- Dimmit Co., TX
- Duval Co., TX
- Ector Co., TX
- Edwards Co., TX
- Fayette Co., TX
- Frio Co., TX
- Gaines Co., TX
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# MARION TX

\$1,500,000 | 83 ACRES | GUADALUPE COUNTY, TX 78124



# 7970 FM 1044 MARION TX

\$3,500,000 | 83 ACRES | GUADALUPE COUNTY, TX 78124



# 7970 FM 1044 MARION TX

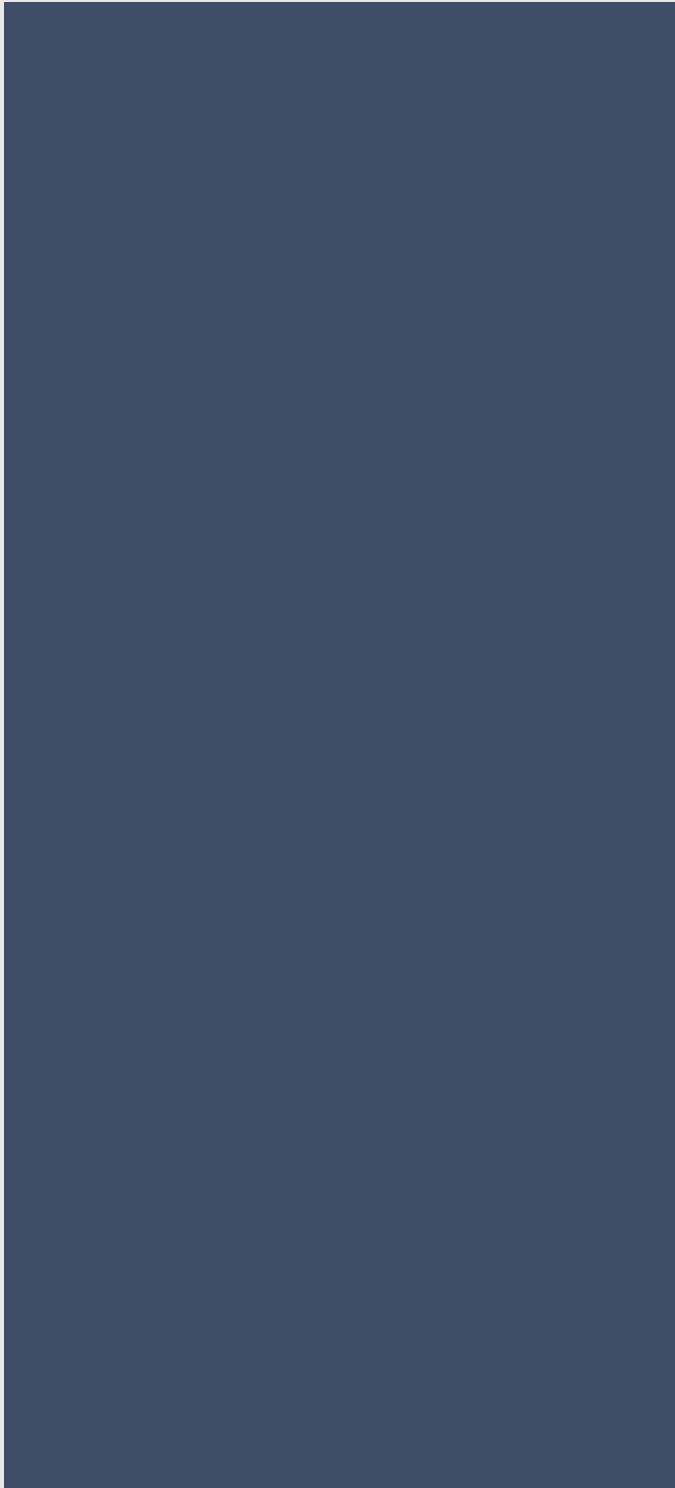
\$3,500,000 | 83 ACRES | GUADALUPE COUNTY, TX 78124



# 7970 FM 1044 MARION TX

\$3,500,000 | 83 ACRES | GUADALUPE COUNTY, TX 78124





While this is not our property, we are able to represent you as a buyer and would love to set up a showing for you.

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# PROPERTY DETAILS

Status:Available

Type:Farm/Ranch

MLS #:1812170

# PROPERTY DESCRIPTION

Property is currently an Agricultural/Recreational 82 acre Ranch on FM 1044, near FM78. Property has 1,826 ft frontage on FM1044. South of property runs along railroad tracks on FM 78, without current access on this side. Property consists of general rolling terrain, dry cropland, pastureland, hayfields, with scattered hardwoods and is fenced. DO NOT ENTER the old structure on property, it is currently inhabited by bees. There is water, electricity and telephone utilities. There is a wet weather creek and 2 stock ponds. It is approximately located 25 miles from downtown San Antonio, 11 miles from New Braunfels, 3 miles from Marion and 9 miles from Seguin.

# COMMUNITY INFORMATION

Address:7970 FM 1044 Marion, TX 78124

County:Guadalupe

City:Marion

Zip Code:78124

# SCHOOL INFORMATION

School System:Marion

High School:Marion

Middle School:Marion

Elementary School:Krueger

# PROPERTY FEATURES

Lot Improvements:Dirt

Restrictions:None

Water:Small Tanks

Sewer:Septic

Topography:Rolling

Utilities Available:Electricity,Water

Utilities on Site:Water

Irrigation Wells:No Wells

Road Frontage:County

# TAX AND FINANCIAL INFO

Proposed Terms:Cash,Investors OK,Other

Total Tax:287.21

Available Documents:Survey,Photos







# PROPERTIES YOU MAY BE INTERESTED IN

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*Sutton County, TX \$28,950,00011610.00 Acres*

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*Blanco County, TX \$21,500,000844.00 Acres*

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*Real County, TX \$19,950,0004365.00 Acres*

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*Frio County, TX \$18,800,0002373.00 Acres*

# FREE PROPERTY EVALUATION

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