



# LITTLE MILL RANCH

2950 IH 10 W, Seguin, TX 78155

44 Acres | \$1,100,000



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# PROPERTY DESCRIPTION

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Little Mill Ranch, a 44-acre property conveniently situated just west of Seguin in Guadalupe County, offers over 200 feet of I-10 frontage, making it a prime candidate for commercial development. Currently benefiting from an agricultural exemption and used for row crop production, the property features minimal elevation change (less than 10 feet) and is fully perimeter-fenced with 5-strand barbed wire. Little Mill Creek runs through the property from west to east.

The ranch includes a 1,008-square-foot home built in 1951, featuring 2 bedrooms and 1 bath, which is currently leased. The tenants are interested in continuing their lease, providing immediate rental income for the new owner.

Whether you're considering a buy-and-hold investment, immediate commercial development, or a recreational retreat, Little Mill Ranch meets all your needs.

2023 taxes were approximately \$3200.

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SCAN HERE TO VIEW MORE OF  
TURKEY PEAK RANCH



## LOCATION

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2950 IH 10 W, Seguin, TX 78155

15 Miles to New Braunfels, 36 miles to San Antonio, 52 miles to Austin

## DIRECTIONS

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From Seguin, drive West on HWY 90 until it turns into FM 464. The property will be on your right after you cross I-10.

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