

# CENTURY 21<sup>®</sup>

Judge Fite Company



## TRACT 5 US HWY 90 ALT

SEGUIN, TX 78155



\$829,000



1 acres

## DESCRIPTION

Experience elevated riverfront living on this exceptional 16 acre tract in the prestigious River Vistas Estates. Elevated homesites above the floodplain capture sweeping views and over 500 feet of private Guadalupe River frontage, with additional shared access for effortless enjoyment of the water. An oak-canopied community road leads to a scenic natural gravel bar, where clear waters and striking stone features create a tranquil retreat. The landscape showcases heritage oaks, terraced riverbanks, and a wooded wet-weather creek, offering privacy, beauty, and a true sense of exclusivity. A cleared hilltop homesite provides an ideal setting for a custom luxury residence. Located just east of Seguin with easy access to Hwy 90A, I-10, and SH 130, this refined riverfront property blends seclusion with convenience. Thoughtful community restrictions preserve the long-term value and prestige of this exceptional riverfront enclave.

**PROPERTY TYPE:** Land - UnimprovedLand  
**MLS STATUS:** Active  
**MLS:** 4184349  
**YEAR BUILT:**  
**COUNTY:** Guadalupe  
**TRACT OR SUBDIVIION:** River Vistas  
**LIST DATE:** 02/07/2026

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**800.451.8055**

**AREA:** GU  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 16.13  
**LOT SIZE (SQFT):** 702,622

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- RollingSlope
- ManyTrees
- TreesLargeSize
- Views

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- Propane

## ADDITIONAL PROPERTY DETAILS

### COMMUNITY:

- Park

**LISTED BY:** Kristine Schmidt

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**BROKERED BY:** Schmidt Ranches & Realty

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