

CENTURY 21[®]

Judge Fite Company



TRACT 1 US HWY 90 ALT

SEGUIN, TX 78155



\$789,000



1 acres

DESCRIPTION

Experience refined riverfront living on this exceptional 17-acre tract in River Vistas Estates. Elevated homesites sit above the floodplain with sweeping views and over 500 feet of private Guadalupe River frontage, complemented by additional shared access for effortless days on the water. A beautifully canopied community road leads to a natural gravel bar where the river reveals its clear flow and striking stone features. The property's landscape is remarkable—towering heritage oaks, layered riverbanks, and a wooded wet-weather creek create both privacy and visual interest. A cleared hilltop homesite offers an elevated setting worthy of a custom residence. Native wildlife is plentiful, and the acreage qualifies for both wildlife and agricultural exemptions. Located just east of Seguin with streamlined access to Hwy 90A, I-10, and SH 130, this property blends seclusion with convenience. Thoughtful restrictions preserve the integrity and long-term value of this exclusive river community.

PROPERTY TYPE: Land - UnimprovedLand

MLS STATUS: Active

MLS: 9503644

YEAR BUILT:

COUNTY: Guadalupe

TRACT OR SUBDIVIION: River Vistas

LIST DATE: 02/06/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA: GU

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 17.15

LOT SIZE (SQFT): 747,053

EXTERIOR FEATURES

LOT DESCRIPTION:

- RollingSlope
- ManyTrees
- TreesLargeSize
- Views

UTILITIES

UTILITIES:

- ElectricityAvailable
- Propane

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- Park

LISTED BY: Kristine Schmidt

PHONE: 512.277.4447

BROKERED BY: Schmidt Ranches & Realty

century21judgefite.com

each office is independently owned and operated