

# BOLTON ACRES

36± ACRES | GUADALUPE COUNTY, TEXAS



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## Property Features

- Marion, Texas
- 20± minutes from San Antonio
- 4BR/3BA/2HB custom home
- Equipment barn, hay barn, & pole barn
- 100% open pasture
- Situated in a productive coastal field
- Located within Marion ISD
- Seller can/will divide house & acreage



## Property Information

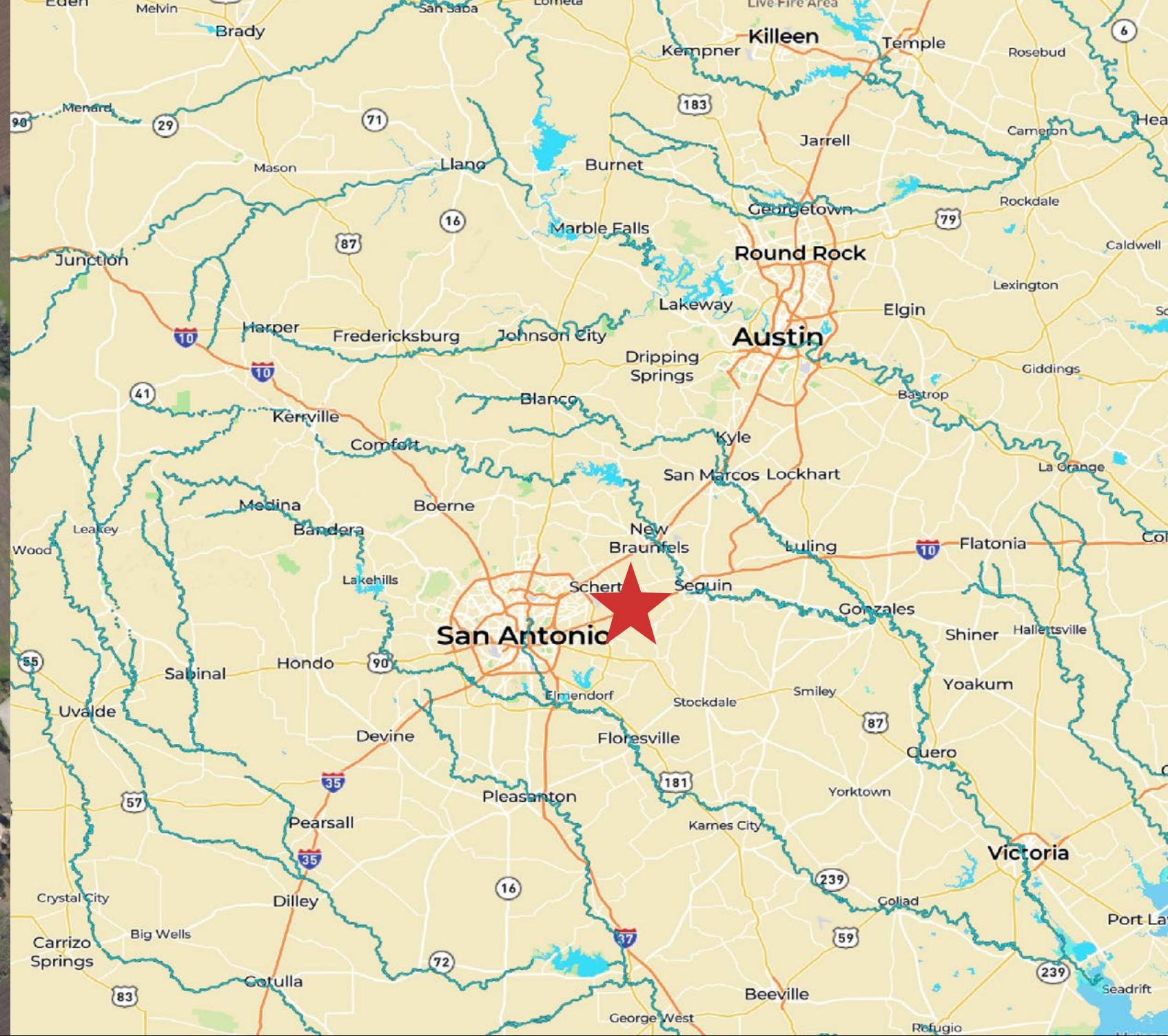
**Location:** Bolton Acres is a 36± acre rural homestead for sale in Guadalupe County, Texas. The property is 6± miles from Cibolo, 14± miles from Seguin, under 20± minutes to downtown San Antonio, and about 20± miles from New Braunfels, which also makes for an easy commute, while still being remote enough to enjoy the country lifestyle. This homestead is situated in the middle of a highly productive coastal field within the coveted Marion ISD.

**Improvements & Utilities:** The property is highly improved with multiple structural improvements. A stunning custom home sits tucked away from the property's frontage on Bolton Road, just off I-10. There are three bedrooms, one study, three full bathrooms, and two half baths. The 3,275± sq/ft home grants a high level of comfort and class with an open-concept floor plan, a spacious covered patio, and well-maintained landscaping. The homesite offers beautiful open pastures and numerous outbuildings to make it the perfect turnkey rural homestead. Additionally, there is a 2,585± sq/ft pole barn with a metal roof, a 1,420± sq/ft metal equipment building, and a 598± sq/ft storage building. Utilities include rural water and single-phase electricity, with an electric meter located by the house.

**Land & Wildlife:** The property is low fenced and cross fenced; making it ideal for curing hay and raising livestock. The property is also an oasis for wildlife such as whitetail, turkey, dove, and quail. Notably, none of the land is situated in the flood plain.

**Remarks:** Bolton Acres is an ideal rural homestead in the greater San Antonio area. This is the perfect full-time residence to raise livestock and provide the ranch life for your family, or weekend getaway, just minutes away from town.

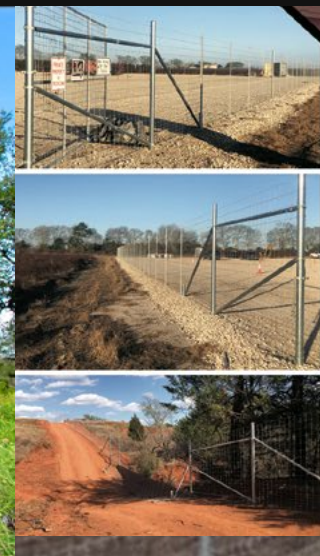
\*The seller will divide the acreage and house into a smaller piece of land if a buyer does not desire the entire 36± acres\*



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