



**For Sale** on Market

# \$395,000

Call 7133771022 Today!

## BRISCO ROAD, MARION, TX 78124

### 4 BEDS, 2 FULL & 1 HALF BATH(S)

Priced for 2 acres with the home and improvements, additional acreage (up to 10 acres) is available! Located within coveted Marion ISD, this rural homestead is loaded with opportunity! Nestled away from the road sits the 2786 square foot brick home that features 4 bedrooms, 2 full baths, and 1 half bath. The home boasts a spacious kitchen with a breakfast nook, dining room, and large living room that highlights the double sided fireplace which can also be enjoyed in the oversized Extra Room. Adjacent to the home, there is a 1,000 square foot metal car port that spans 18' high, allowing it to accommodate RVs or up to 4 vehicles. A short walk from the home, sits the 1,600 square foot barn that has electric and water in place, making it a turnkey shelter for your livestock. The entire 10 acre property is 100 percent improved pasture, has ag exempt property taxes, and zero floodplain. This ranchette is located within Marion ISD and is minutes away from both Marion and Cibolo, which offer many restaurants, an HEB, and more. This property is a prime opportunity for a buyer eager to live the rural lifestyle while living comfortably and close to city amenities!

### GENERAL DESCRIPTION

- Subdivision:** David Miller Surv #88
- Property Type:** Single Family
- Bedrooms:** 4
- Baths:** 2 Full & 1 Half
- Stories:** 1
- Style:** Ranch
- Year Built:** 1977
- Building Sqft:** 2,786 /
- Lotsize:** 87,120
- MLS# / Area:** SMABOR-611547



**Presented By**  
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Walzel Properties - Spring      7133771022

**Listing Broker**  
**Texas Time Realty**

Brisco Road, Marion, TX 78124

Visit <https://www.har.com/SMABOR-611547> for more information