



Welcome to Nolte Farms, a new vision of “community” where small-town charm meets modern luxury comforts. Located in Seguin, TX, 35 miles east of San Antonio, this humble abode offers a picturesque atmosphere near the Guadalupe River where you can enjoy peaceful strolls, remarkable sunsets & timeless memories. Explore the seamless blend of historic legacy & laid-back living at Nolte Farms, a new perspective on community where neighbors become friends & home is paradise.

Essential Services and Utilities

- **Dial 911 for emergency services**
- Police services provided by Seguin Police Department (830) 379-2123
- Fire services provided by Seguin Fire Department (830) 401-2310
- Electric services provided by GVEC (800) 223-4832
- Water services provided by City of Seguin (800) 427-7142
- Gas services provided by Centerpoint Energy (830) 386-2222
- Choice of Cable services:
 - AT&T (888) 958-0358
 - Spectrum (877) 768-2362
 - GVEC (800) 699-4832
- Garbage & recycling services provided by Waste Connections (830) 401-2445
- United States Postal Office: (800) 275-8777
531 W Court St, Seguin, TX 78155
- HOA services provided by Goodwin & Company (855) 289-6007

Highly Acclaimed Seguin Independent School District

Koennecke Elementary School (K- 5th)

1441 Joe Carrillo Boulevard
Seguin, TX 78155
(830) 401-8741

Jim Barnes Middle School North (6th- 8th)

1539 Joe Carrillo Boulevard
Seguin, TX 78155
(830) 401-8756

Seguin High School (9th- 12th)

1315 E. Cedar
Seguin, TX 78155
(830) 372-5770

Community Assessment

The HOA Assessment equals \$600.00/year and are billed at \$300.00/term (twice per year). The Nolte Farms Homeowners Association assesses the following fees at closing: a one-time working capital fee of \$600 as well as a transfer fee of \$375. The current tax rate is \$2.116000 per \$100 valuation. Fees are subject to change.

Community Impervious

Impervious coverage (total square footage of foundation / flat work as a percentage of total square footage of lot) requirement for Nolte Farms is 60% per the city of Seguin.

