

# River Run Ranch

119± ACRES | GUADALUPE COUNTY, TEXAS



TEXAS  
RANCH  
SALES, L.L.C.

Texas Ranch Sales, LLC

830.741.8906


[Info@TexasRanchSalesLLC.com](mailto:Info@TexasRanchSalesLLC.com)

[TexasRanchSalesLLC.com](http://TexasRanchSalesLLC.com)






 16± MILES FROM INTERSTATE 10


 1 ELECTRIC WELL & A WATER TROUGH

 1± MILE OF GUADALUPE RIVER FRONTAGE

 LUSH PASTURES

 TREE-LINED RIVERBANKS

 ABUNDANT NATIVE WILDLIFE

 1,932± SQ/FT MODULAR HOME

 50± MILES FROM DOWNTOWN SAN ANTONIO





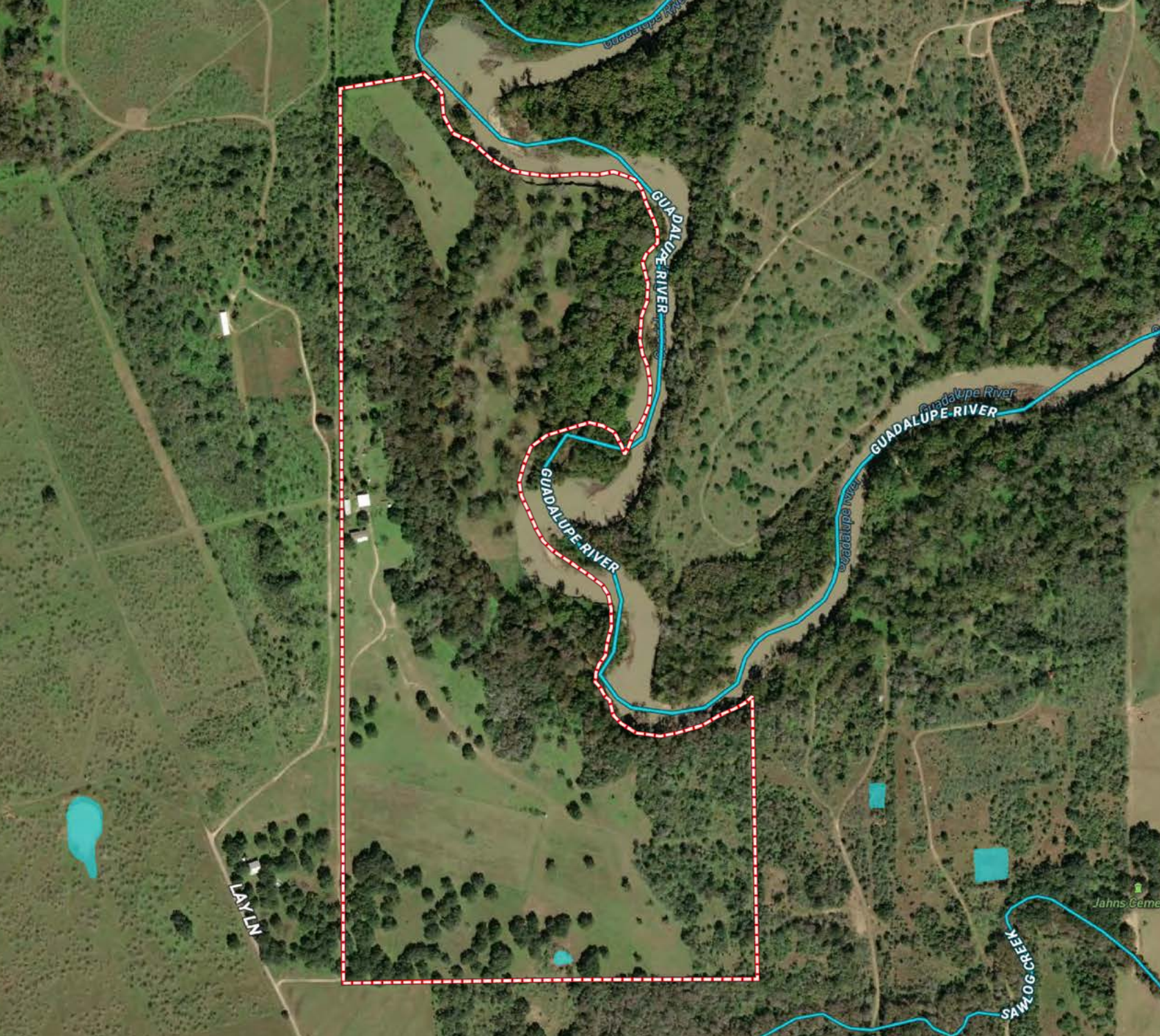
This beautiful 119± acre live water ranch for sale is located just 16 miles from Interstate 10 in Seguin, Texas and 50 miles from downtown San Antonio. The property is accessed on Lay Lane off of Farm to Market 466.

The highlight of River Run Ranch is the mile of Guadalupe River frontage, which serves as the northeastern boundary line. The river frontage is lined with trees along with riverbanks perfect for wading, swimming, fishing, kayaking and more. In addition to the river there is a small pond on the southern portion of the property. An electric water well provides water to the home and one water trough.

The 1,932± square-foot modular home has four bedrooms, two full bathrooms and a half-bath. A large front porch is perfect for enjoying a cool breeze and looking out over lush pastures, mature oaks and the native wildlife that can frequently be spotted on the ranch including Whitetail, turkey, dove and quail.

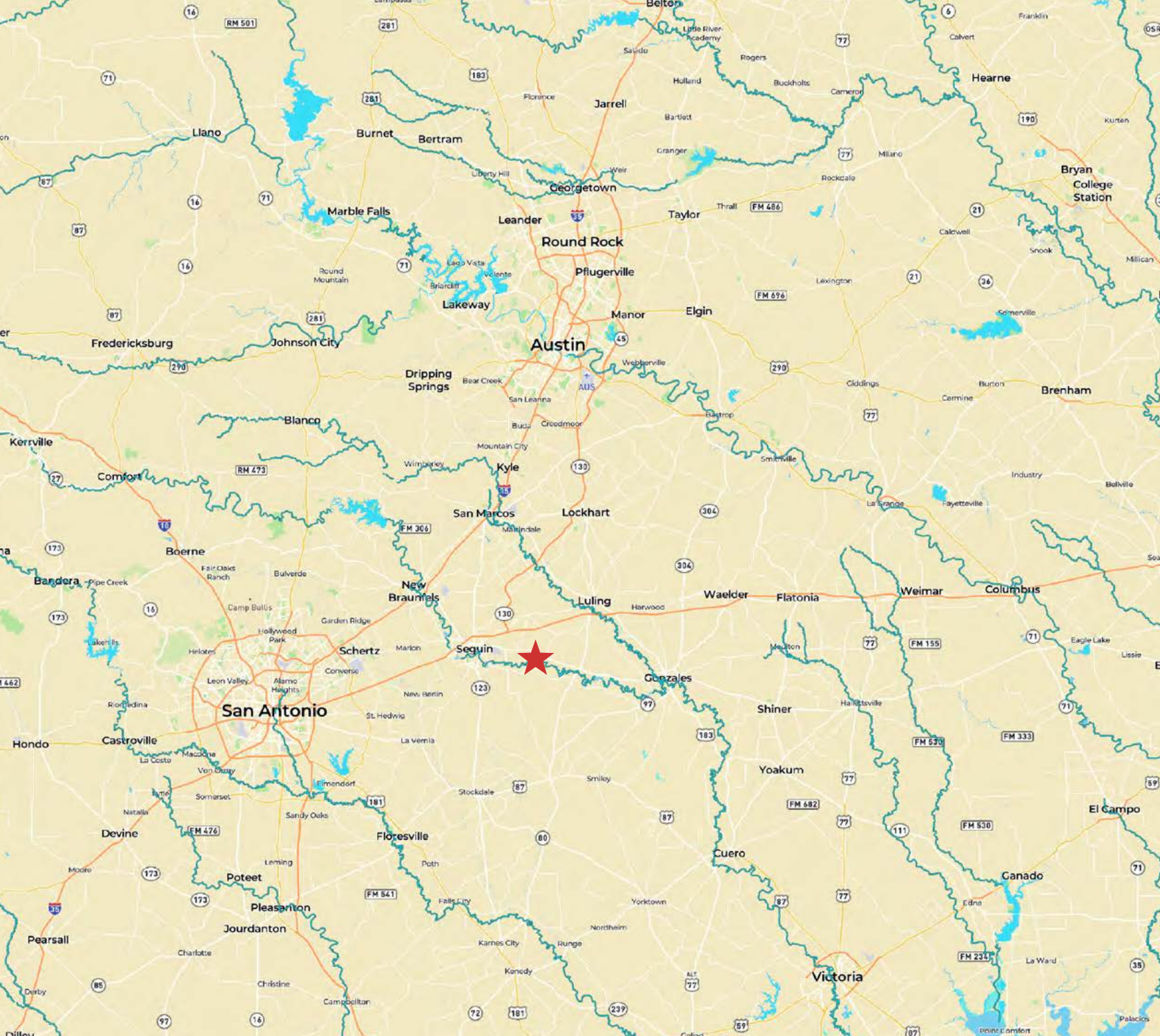
River Run Ranch is an excellent property for your forever home or getaway with countless recreational options and being within Seguin ISD, it is the perfect place to raise a family.





The *New* Pioneer  
in Wood Solutions





**(254) 709-9418**  
**www.lefence.com**

### LE FENCE SPECIALIZES IN:

**High Game Fence**

**Land Services: Dozer and Dirt Work, Land  
Clearing and Mulching, Roads and Trails**

**Other Farm and Ranch Applications**

- Deer & High Game Fence
- Ranch Entries and Gates
- Water Gap Solutions
- Hog & Predator Control
- Barbed Wire
- Specialty AG Fencing

## YOUR FENCE CONTRACTOR FOR TEXAS AND BEYOND.





ANDY WERNER

830.931.7775

AWerner@TexasRanchSalesLLC.com



Shown by appointment only with Texas Ranch Sales, LLC. Buyers brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Texas Ranch Sales, LLC.


TEXASRANCHSALESLLC.COM

830.741.8906

# Ranch. financing made simple



**KENEDY OFFICE**

 NMLS493828 | 830.583.9881 | [capitalfarmcredit.com](http://capitalfarmcredit.com)



**Dallas Gilden** NMLS1035386  
**Bronson Vaughan** NMLS1687042

Disclaimer: Although the Broker or Agent has used reasonable care in obtaining data, this material is submitted without representation, warranty, or guarantees, and is subject to errors and omissions. Moreover, all information is subject to changes by the owner as to price or terms, to prior lease, to withdrawal of the property from the market, and to other events beyond the control of the Broker.