

Next Door Ranch

25± ACRES | GUADALUPE COUNTY, TEXAS



TEXAS
RANCH
SALES, L.L.C.

Texas Ranch Sales, LLC

830.741.8906

Info@TexasRanchSalesLLC.com

TexasRanchSalesLLC.com



🇹🇽 EASY ACCESS TO SEGUIN, NEW BRAUNFELS AND SAN ANTONIO

🇹🇽 METAL SHOP

🇹🇽 MARION SCHOOL DISTRICT

🇹🇽 RV PARKING BARN

🇹🇽 3BR/2BA HOME

🇹🇽 EXCELLENT CATTLE PENS

🇹🇽 FENCED AND MANICURED LAWN

🇹🇽 COMMERCIAL GRADE KITCHEN





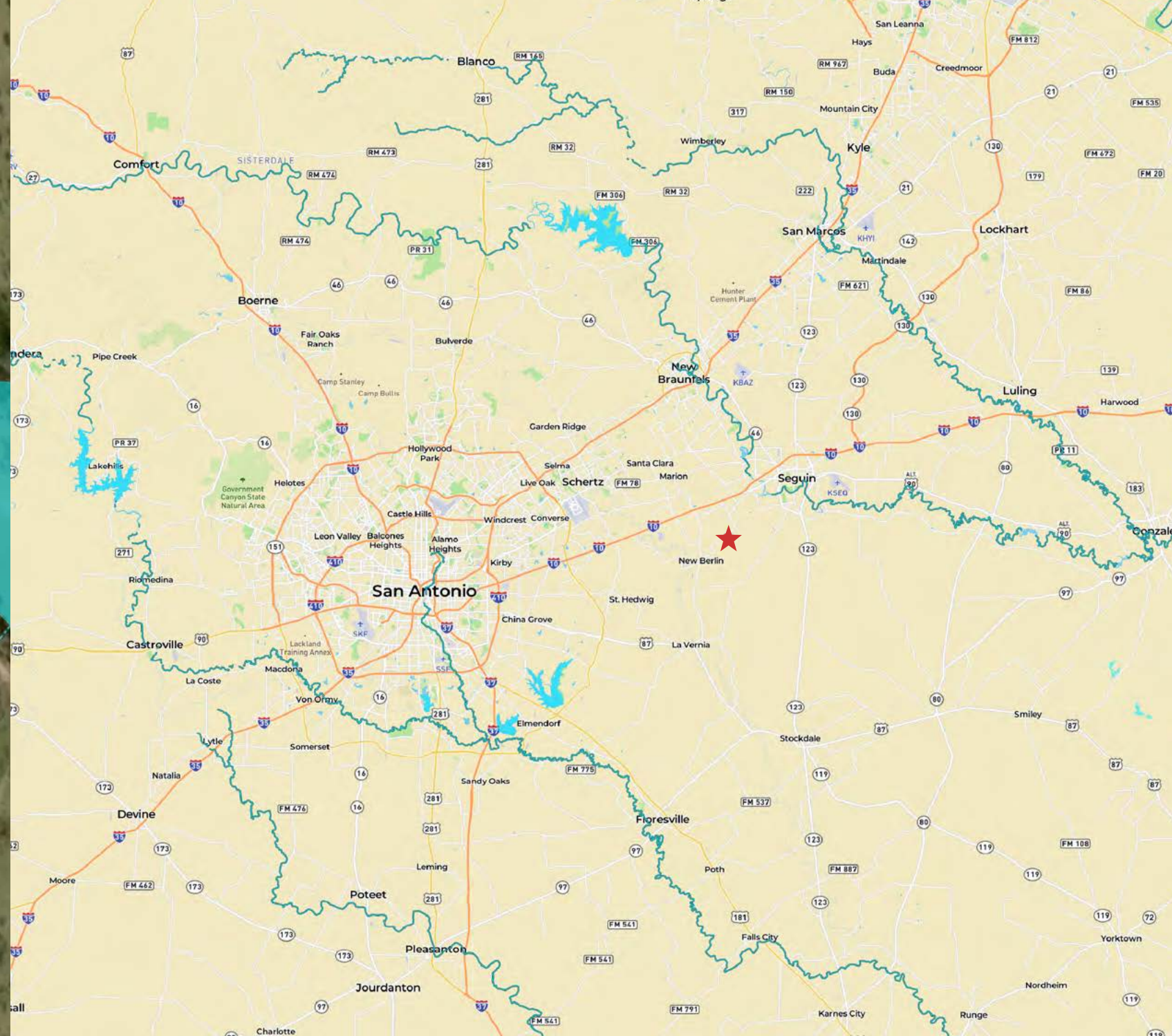
Just 20 minutes south of New Braunfels, 10 minutes from Seguin and 30 minutes from Downtown San Antonio, Texas is this 25± acre ranchette for sale in Guadalupe County. This homestead is within the coveted Marion School District.

The property features a three bedroom and two bath home with large porches and a manicured lawn. There is a small office accessed from the master bedroom, a 200± square foot storage room accessed from the porch, and an outdoor kitchen under a 20x25 foot awning.

Additional improvements include a metal shop with a 36x40 foot insulated area that has a large walk-in cooler, smoke room and commercial grade kitchen. Attached is a 20x30 foot open bay area. There is also a 30x50 foot metal RV parking with a concrete slab, a 40x50 foot hog barn, and excellent cattle pens. Rural water is supplied by Green Valley and single-phase electricity is supplied by GVEC.

This is the perfect family homestead that will provide for the country life, yet is close to city amenities.





**Where
Preparation
Meets
Exhilaration.**

Your Timber Frame Expert
▶ texastimberframes.com

**TEXAS
TIMBER FRAMES**
A SAND CRICK FENCE & RANCH COMPANY
Building Connection



(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.**



MATTI TACKETT

830.643.4281

MWarren@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

Complex ranch financing made simple.

Relationship driven. Customer owned.

Capital Farm Credit has the flexibility to handle everything from small country purchases to large, complex ranch loans. We provide custom lending solutions with flexible fixed rate options. As a cooperative, we returned more than \$750 million back to customers over the past decade. Partner with the premier lender.



J Boyd Vaughan VP Relationship Manager
NMLS1205922

830.626.6886

 capitalfarmcredit.com | NMLS493828



Together we're better.
Partnership that really pays.

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.