



Coldwell Banker United

\$599,000

- 62.46 Acres
- Approx. 465 ft. of San Marcos River Waterfront
- Direct Access to Martindale proper
- Amazing Towering Pecan & Oak Trees, and more
- Great Build Sites
- Access off County Road
- Native Wildlife such as Deer, Turkey, Bobcat, & more
- Intermittent Creek
- AG Exempt
- San Marcos ISD



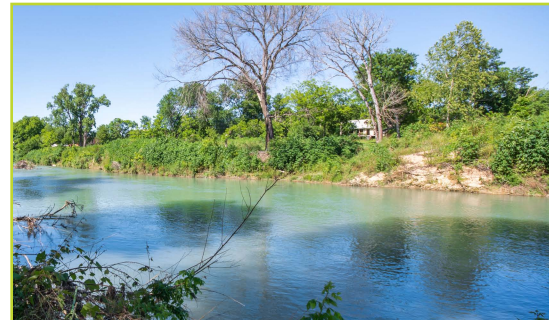
# 401 Deviney Road

Martindale, TX 78655

MLS# 8681094 | Guadalupe County

This is a beautiful piece of property located on the San Marcos River, just across the river from Martindale proper. There is direct access at a low-water crossing over the San Marcos, or by county road on the other side of property. There are majestic heritage oaks on the property, towering pecans— particularly in large numbers near the waterfront. The southwest portion of the property is currently being used to run cattle, and there is nice level pasture on this portion, along with a good amount of cover. An intermittent creek runs through the center of the property.

There is currently a historic home that would have to be renovated or replaced near the water, as well as two other smaller cottages that would need to be renovated. There is no shortage of great build sites though. An AG exemption is currently in place making for low taxes. Only 15 minutes to San Marcos, and 45 minutes to Austin.



**Dave Murray, Broker, REALTOR®**

**DMTX Realty**

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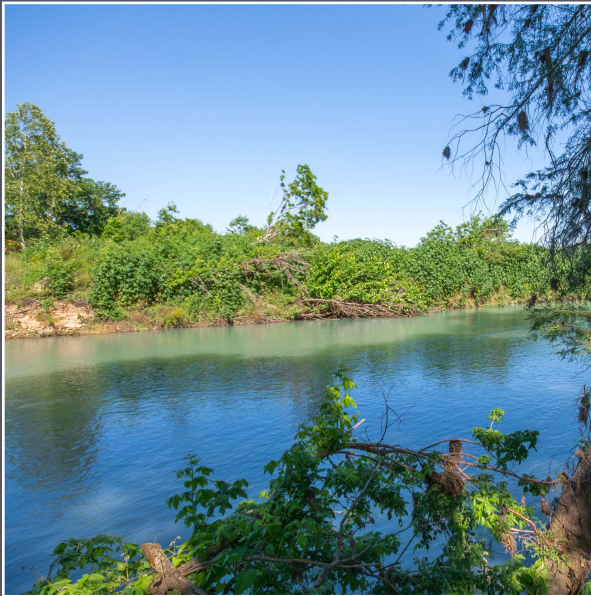
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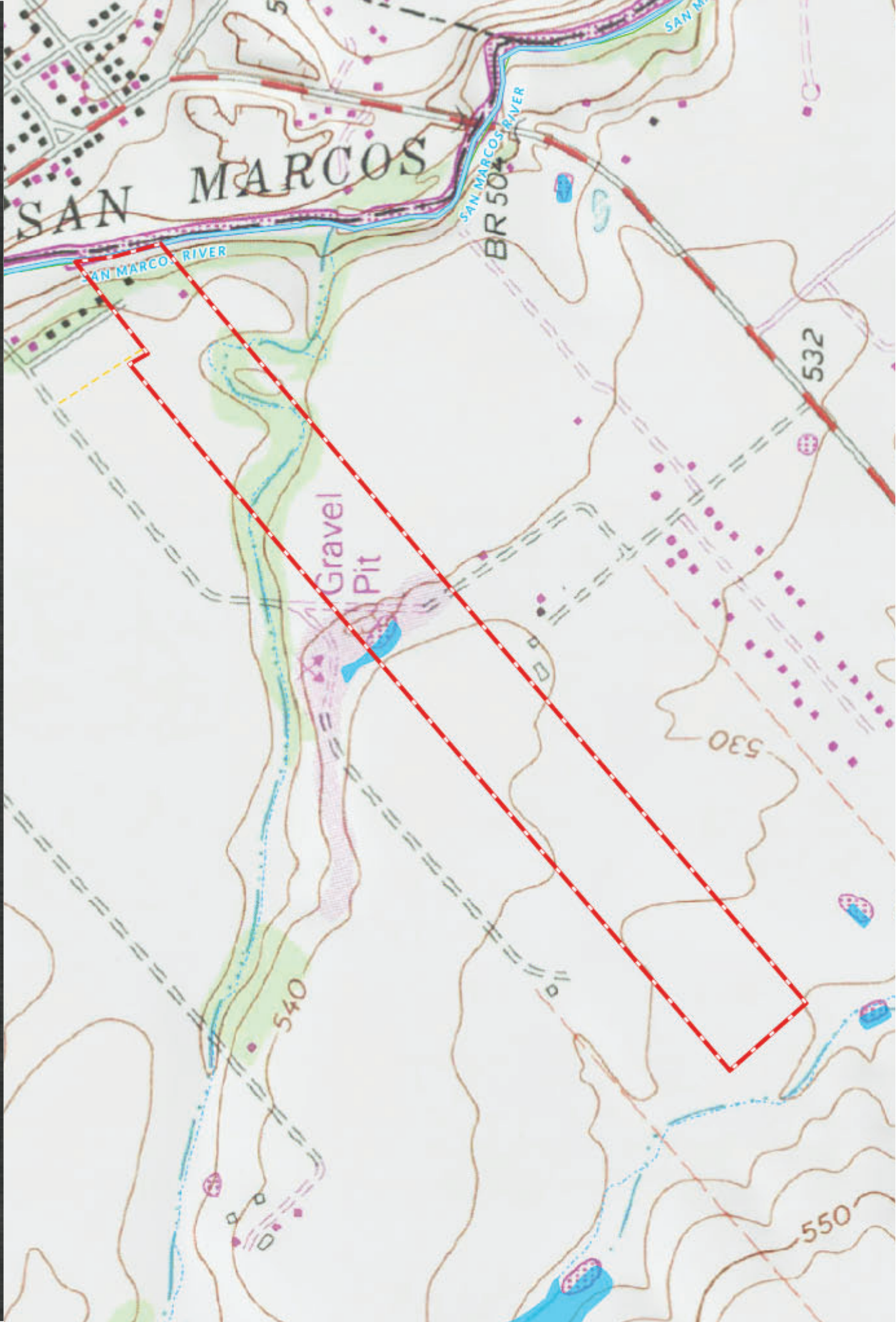




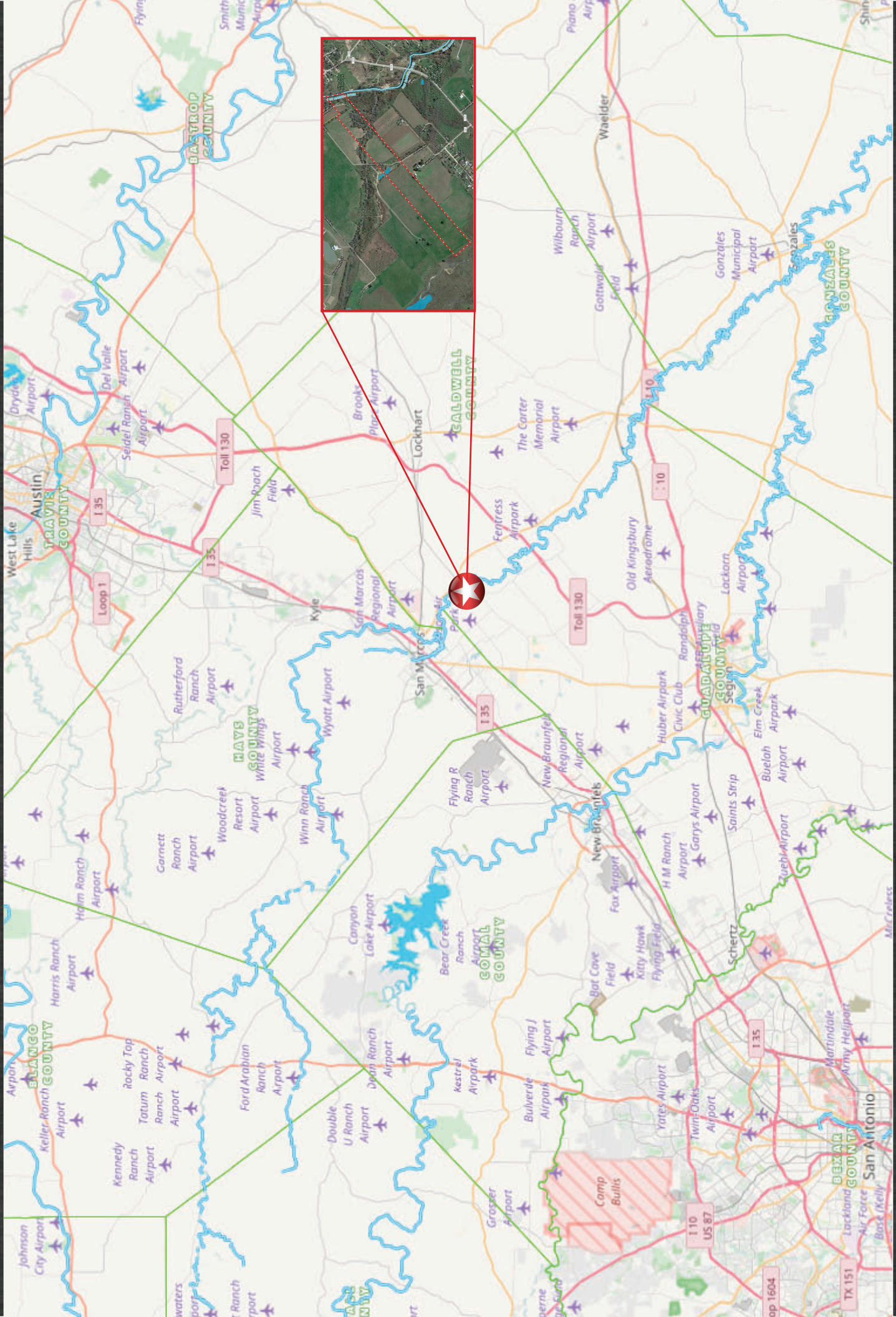














62.46 ACRES - GUADALUPE COUNTY, TX

Coldwell Banker United, Realtors  
Dave Murray, Broker





