

642 acres in Guadalupe County

Dullnig Ranches/ Kuper Sotheby's | 210-213-9700 | DullnigRanches@gmail.com



Property Address

915 Pratt Road
Seguin, Texas 78155

Property Highlights

- Price: \$5,350,000.00
- Acres: 642.00
- County: Guadalupe
- State: Texas
- Closest City: Seguin
- Property Type: Hunting Land, Ranches, Recreational Property, Lakefront Property

Property Description

642 Acres BROKEN OAK RANCH, Guadalupe County

915 Pratt Road, Seguin, TX 78155

With a massive 88 acre private lake, over 2.5 miles of paved interior roads, grand oaks and hardwoods galore plus extensive infrastructure, Broken Oak Ranch is without question one of the finest all-around properties in the state of Texas. The portions of the ranch around the lake and improvements are manicured and pristine, and the rest of the ranch is diverse and prolific. Private and secluded, but with paved access and great proximity to both Austin and San Antonio, each with an International Airport is 45 minutes away.

Improvements: Extensive and well-done improvements make the ranch ready for immediate use and provide the opportunity for future income generation. Main Headquarters Lodge: (4,284 s.f.) 2 bedrooms plus Br3/office, 3 baths, standing seam metal roof, patios, extensive landscaping, infinity pool, detached garage. Guesthouse: (912 s.f.) 2 bedrooms, 1 bath, free-standing carport. Office Building (900 s.f.) 2 Offices, 1 bath, views overlooking lake Horse Stable & Show Barn: 20 stalls/pens and 5 runs. Barn-Storage Buildings: 1 Large equipment barn, 1 Large shop barn. Additional large equipment barn, 1 large hay barn of high quality metal Butler-type construction, concrete floors. Storage Bins: 4 Large drive under gain storage bins with electric conveyers. Floating dock with deck, 4 interior boat slips and room on sides to anchor several more. Deer-proof high fenced perimeter (5 miles) and additional interior high fencing. Extensive heavy-duty pipe fencing Extensive interior cross-fencing Paved internal ranch roads (Over 2.5 miles) Three automatic gates Multiple concrete drainage crossing Miles of underground irrigation pipe with risers and associated equipment Numerous drive-by fence line feed troughs. Three 3,000 lb. buck feeders located in pasture Squeeze chutes in barns/pens

Water: The incredibly well watered ranch is highlighted by one of, if not the largest private lakes in central Texas, 88 Acre lake (full pool). The lake was permitted with the Corp of Engineers when built, and still had abundant water during the historic 2011 drought. A floating pump is used to water the lawn and landscaping areas around the lodge and water is piped to numerous troughs throughout the ranch. There are 5 stock tanks, a water well and a 5 acre lake. Crystal Clear Water, a rural provider) provides water to the ranch and is piped to several areas of the ranch. Additional Lake information: One of the largest privately owned lakes in Texas, it currently covers a surface area of 88 acres with the deepest area being 47 feet and an average depth of approximately 12 feet. The lake was built with approval and appropriate permitting from the Corp of Engineers and State Agencies. All necessary permits were granted prior to the construction of the lake, and it approx.. 5 times the amount of impounded water that would be currently allowable (based on the general current state regulation of 200 AC/Ft maximum)/ Million cubic yards of idrt were moved and 500 cubic yards of concrete poured in construction, which would result in an extremely costly undertaking today. The lake is fed by Long Branch Creek and the lakes approximate drainage area is well over 1,000 Acres.



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Vegetation-Terrain: Quickly evident on Broken Oak is the excellent quality of soils that make the ranch versatile both from an agricultural and recreational standpoint. It is suited incredibly well for improved pastures and growing supplemental hay and is equally ideal for food plots or horseback riding, as soils are deep and there is very little rock. Outstanding tree cover is comprised primarily of various hardwoods including Post Oak, Live Oak, Blackjack Oak, Elm, Mesquite and Hackberry and there is abundant cover for many types of wildlife. There are some improved areas with excellent grasses including Coastal Bermuda and Klein in which scattered trees were left, the result being gorgeous and productive, as well as a large percentage of the ranch that is full of hardwood cover. Elevations vary from 485-590 feet providing many potential build sites and resulting in a desirable roll to the terrain. Flood plain is minimal other than the lakes itself, and the creek above and below the lake.

Wildlife-Recreation: One of the most intriguing aspects of this property is the seemingly endless potential with regard to outdoor recreation. Rarely is the possibility of watersports, including waterskiing, jet-skiing, wakeboarding, kayaking and stand-up paddle boarding a potential use for a ranch, but it is at Broken Oak. The property would make an outstanding horse ranch as well as exceptional hunting and fishing ranch. Whitetail Deer, Turkey, Dove, Ducks, Hogs abound as well as a Florida strain of Largemouth Bass (reportedly caught up to a 16 lb. Bass) catfish, perch, etc. abound and provide top notch opportunities for the outdoor enthusiast and also make the ranch well suited for corporate retreats, rentals and more.

Additional Potential Uses: With its proximity and impressive features, this ranch offers a rare opportunity for income generation potential, including but not limited to a wedding venue, music venue, retreat center, hunting/fishing destination, high-end hunting/fishing club, rentals, youth camp and campgrounds. It would also make an excellent high-end, large tract development with potential for many lake-front lots.

Utilities: GVEC, well, Crystal Clear Water Supply, septic.

Minerals: Negotiable.

Taxes: \$14,892. (2018) Ag Exempt

Driving Directions

Location: Located 48 miles from Austin, 31 miles from Loop 410 in San Antonio, 1 mile east of Toll Road 130, and 1 mile north of Interstate 10 on Pratt Road, a paved county maintained road off of Hwy. 90. 8 miles NE of Seguin, 16 miles SE of New Braunfels, 19 miles S. of San Marcos and 20 miles S. of Lockhart, Texas. Less than 2 hours from Houston. Airports: San Antonio International Airport (KSAT) is a 40 minute drive and Austin Bergstrom International (KAUS) is 45 minutes. New Braunfels Municipal Airport (KBAZ) 4 miles E. of New Braunfels, and 12 miles NW of Broken Oak Ranch, has two 5350 x 100 ft. lighted asphalt runways as well as jet fuel and 100LL aviation gas. NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: <http://www.trec.state.tx.us/pdf/contracts/OP-K.pdf> All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

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