

GUADALUPE RIVER ESTATE



13.88+ Acres Guadalupe County
90 River Oak Drive
Seguin, Texas

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DESCRIPTION

Guadalupe River Estate presents a rare opportunity to own 13.88± acres atop the banks of the renowned Guadalupe River within the city limits of Seguin. Almost ½ of the property lies outside of the 100-year floodplain on a nice gently sloping hillside, inviting construction of your dreams. There is an existing old Spanish-style hacienda, pool and tennis court that are in need of attention.



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IMPROVEMENTS

Older home in need of rehab or removal, and an old in ground pool and tennis court in poor condition.



UTILITIES

GVEC and Spring Hill Water line.

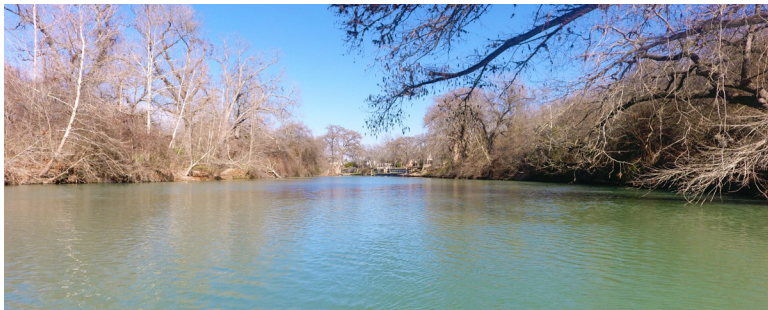
WATER

300± feet of Guadalupe River frontage, with all rights that convey
-See Guadalupe - Blanco River Authority.



WILDLIFE

The property is home to a great diversity of wildlife from whitetail deer, turkey, many species of native and migratory birds, varmints and even free ranging axis deer.



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GUADALUPE RIVER ESTATE



**13.88+ ACRES GUADALUPE COUNTY
90 RIVER OAK DRIVE, SEGUIN, TEXAS**

90 River Oak Drive, just east of Highway 46, within Seguin city limits. Approximately 35± miles northeast of San Antonio, 52± miles south of Austin, 162± miles west of Houston and 250± miles south of Dallas.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: 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.

TAXES

See broker.

MAP

[Click here to view the map](#)

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DULLNIGRANCHES.COM](#)**

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