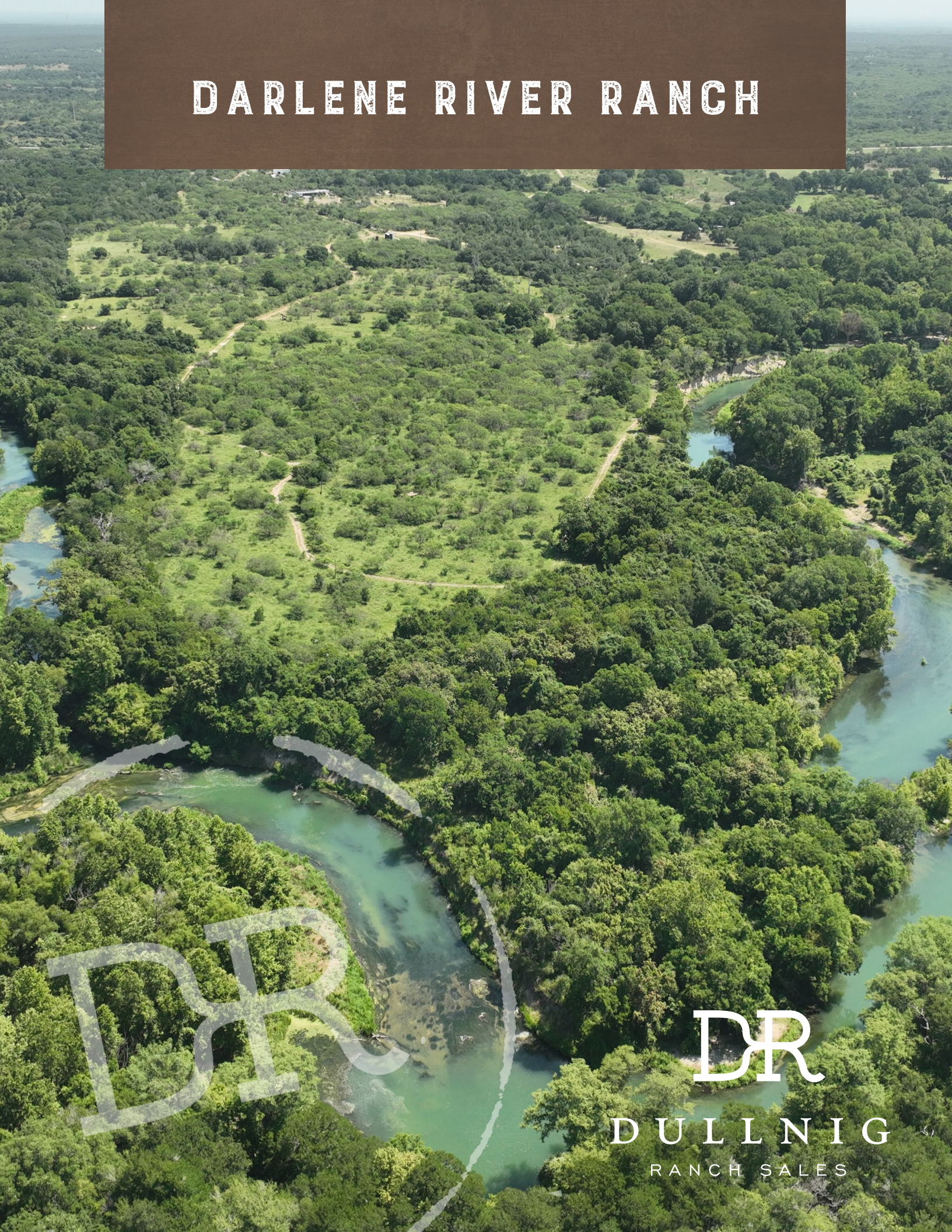


DARLENE RIVER RANCH



DR

DULLNIG
RANCH SALES



DESCRIPTION

With over two-and-a-quarter miles of flowing Guadalupe River frontage with numerous access points and plenty of land outside the floodplain, Darlene River Ranch is a rare 200± acre find in Guadalupe County. This spectacular live water ranch is conveniently located less than 60 miles from both Austin and San Antonio. The upside potential in this location with this amount of road frontage, river frontage and useable land out of the 100-year floodplain is limitless.

IMPROVEMENTS

Though void of structural improvements, the ranch does have electricity in place, along with many ideal building locations. The north, east and west sides of the ranch have low fencing and portions of the river are fenced off as well. There is a set of cattle pens near the front gate.

200± Acres

Guadalupe County



200± Acres
Guadalupe County



WATER

The highlight of this ranch is the 2.25± miles of flowing Guadalupe River frontage. The river has plenty of low bank providing easy access for swimming, kayaking, fishing, and all water activities. There is a mixture of deep holes, shallow rapids, and even several islands on this stretch of river.

WILDLIFE

With its abundance of water, this ranch is loaded with native wildlife including Whitetail deer, turkey, dove, wild hogs, varmints and much more. The river is a major attractant for numerous migrating waterfowl in the fall and winter months and provides excellent fishing opportunities for largemouth bass, catfish, perch, and there is a strong population of Guadalupe bass, the state fish of Texas.

200± Acres

Guadalupe County



200± Acres
Guadalupe County



VEGETATION/TERRAIN

This ranch has an abundance of established hardwood trees throughout, such as live oak, cottonwood, pecan, cedar elm and mesquite. The west side of the property has an impressive amount of topography change for this area which would provide long distance views in several places with minimal clearing. The east side of the property has a more gradual slope down to the river.

TAXES

Ag Exempt.

MINERALS

Surface Sale Only. There is some production on the east side of the ranch. Call broker for details.

200± Acres
Guadalupe County

MAP LINK

[Click here to view map](#)



200± Acres
Guadalupe County



**200± ACRES GUADALUPE CO.
HWY 90
SEGUIN, TEXAS 78155**

The property has over 3,500± ft. of Hwy 90 frontage and is located 10± miles east of Seguin, 29± miles southeast of New Braunfels, 29± miles southeast of San Marcos, 50± miles east of San Antonio, 59± miles south of Austin and 150± miles west of Houston.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

PROPERTY WEBSITE

[Click here to view website](#)

VIDEO LINK

[Click here to view video](#)

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