




GUADALUPE RIVER 27

Seguin, Texas | 27 ± ACRES

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THE RANCH

Conveniently located less than an hour from San Antonio and just minutes East of Seguin on HWY 90 Alternate, these unrestricted 27+/- acres offer a unique opportunity to own a turnkey waterfront property on the highly sought after Guadalupe River. With a newly manufactured 2,000 sq. ft. 3BR/2 B home, pool and 2,500 sq ft shop and office, this property has all the essential improvements already in place while not being overly built. As you enter the gate you will notice the owners have not spared any expense with the improvements they have put into the property. A well-maintained gravel driveway winds down to the shop and house offering privacy and seclusion from the road and neighbors. The property lends itself to a great live-water weekend getaway or a primary residence.





WILDLIFE

The pecan tree lined river bottom sustains great numbers of native wildlife including white-tailed deer, hogs, dove and a variety of waterfowl during the winter months. The fishing opportunities add to the property's diversity, largemouth bass,

Guadalupe bass, catfish and perch can be caught at the river's edge and make for enjoyable evenings on the river.

WATER

With approximately 900 ft of private Guadalupe River frontage the live water on the property is one of the highlights of its uniqueness. There is also a shared dedicated beach easement with the neighbor to the east which will give an owner the ability to utilize 1,800 ft in total if they wish. A water well is located by the shop and provides water to the shop, house and cattle troughs. Soft and hard water is provided to the house.

TAXES

Currently Ag-Exempt



IMPROVEMENTS

Improvements on the property include a 2,000 sq. ft 3BR/2 B manufactured home with a pool facing south, a 1,500 sq ft carport with a concrete slab, 2,500 sq ft barn/shop that has an office with A/C and a water well that provides water to the house, shop and cattle trough. The owners constructed a cabana with a concrete slab down by the river which makes for a great place to relax by the river.

TERRAIN

The terrain of the property is mostly level. The north end of the property is comprised of native brush and mesquite, yet towards the south huge oak trees can be found on the property. As the topography begins to slope towards the Guadalupe River Native Pecan trees and other hardwood trees line the river bottom.

MINERALS

Sellers do not own any minerals, some active production in the southern part of the property.

DISCLAIMER

Broker does not make any representations, warranties or covenants of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which Purchaser may conduct thereon, compliance by the property with any laws, rules, ordinances, or regulations of any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose, and specifically, Broker does not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder; or the United States Environmental Protection Agency regulations or disposal of any other hazardous or toxic substance in or on the property; or the Endangered Species Act of 1973; or for live oak decline, oak wilt or any other natural phenomena. All information furnished is from sources deemed reliable, but no warranty or representation, expressed or implied, is made to the accuracy thereof, and is submitted subject to prior sale, withdrawal, or other changes in price and or terms without notice.

WEST & SWOPE

RANCHES



“A LEGACY OF LAND”

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