



GUADALUPE ACRES RANCH

Guadalupe County, Texas | 184 ± ACRES

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THE RANCH

This stunning and conveniently situated 184 +/- acre ranch, featuring prime Guadalupe River frontage, located just outside of Seguin, TX, is unlikely to remain on the market for long. The Guadalupe Acres Ranch boasts both sides of the Guadalupe River with 3,105 ft of frontage with many access points. There is 140 +/- acres located on the north side of the river and 44 +/- acres on the south side. The ranch has been stewarded by the same family for half a century.



The gem of the property, the Guadalupe River access, provides abundant recreational activities for the whole family to enjoy including; hunting, fishing, kayaking, and swimming. The Guadalupe Acres ranch is in a prime location convenient to Austin, San Antonio, Seguin and New Braunfels. Entrance to the ranch is off of Hwy 90 with 1,468 feet of paved frontage. The surrounding area has witnessed a substantial surge in population growth and attractions in recent years, rendering this property highly desirable for those seeking a weekend recreational retreat or a permanent residence within a short commute. This property also offers many investment opportunities.





WILDLIFE

The Guadalupe Acres ranch has a thriving and varied wildlife population, encompassing an array of species such as whitetail deer, turkey, hogs, dove, and migrating waterfowl. The Guadalupe River is renowned for its exceptional fishing opportunities. Anglers can revel in the abundance of largemouth bass, crappie, catfish, perch, and Guadalupe bass.

TERRAIN

The ranch showcases rolling topography that slopes from north to south. Native pecan trees, cypress trees, and elms fill the riverbanks, while oak trees can be found on the landscape further away from the water, adding to the ranch's natural charm.

WATER

The focal point of the ranch is the 3,105 ft of Guadalupe River frontage on the with many access points. The abundance of water results in thriving wildlife. The ranch also has one well and one small tank.



IMPROVEMENTS

The Guadalupe Acres Ranch is an untouched piece of land, offering ample opportunity to shape and mold it into the personalized dream retreat of your choosing. With minimal existing improvements, the property offers potential buyers a blank canvas, allowing for many possibilities.



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

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