



# Arrowhead Oaks Ranch

10120 W State Hwy 46, New Braunfels, TX 78132

49 Acres

**\$2,950,000**



## **PAVED FRONTAGE   MATURE OAKS   1/1 BARNDOMINIUM   CONVENIENT LOCATION**

Arrowhead Oaks Ranch is a gorgeous ranch with majestic Live Oaks, 240 feet of frontage on Hwy 46, long-range views, and multiple building sites with privacy from the highway. This property could serve as a homestead, multi-use facility, or recreational getaway, conveniently located 8 miles from Hwy 281 and 15 miles from I-35. Less than 30 minutes from New Braunfels, San Antonio, Canyon Lake, Gruene, and the Guadalupe River. With such proximity to shopping, recreation, and culture, the possibilities are endless.

The 49.0246 acres is a savanna-like pasture, with the dominant tree species being Live Oak. The lowest point in elevation on the property is along the Hwy 46 frontage. A recently improved weather leads up the slope with nearly 100ft of elevation gain from the gate. The road leads to the current home and multiple build sites, which is not visible from the highway. This elevation change provides multiple long-range views and serves as a buffer from road noise. There is a tributary of Dry Comal Creek that traverses the upper part of the property. The tributary's dense canopy cover and underbrush serve tremendous travel corridor and bedding area for wildlife such as Whitetail Deer.

A modest 1B/1B Barndominium and two-car garage can serve as temporary lodging while building or future guest quarters. It has approximately 800sq. ft. of living space. This home is fenced out for livestock and is nestled under a picturesque Live Oak. The property is perimeter fenced in good to fair condition and is holding the livestock. The home is serviced by a private water well which is believed to be 425' deep. Canyon Lake Water Supply, the primary water supply for the area, has several lines in the region with expansion on the horizon. Electricity is provided by New Braunfels Utilities and enters the property from the NW corner. A septic system serves the house.

Most landowner's needs can be found less than 15 minutes away in New Braunfels, where you will find major retailers such as HEB, Home Depot, Academy, Walmart, and Tractor Supply. All other needs can easily be found in San Antonio.

Surface sale only; Seller owns no minerals to convey. The property is currently qualified under the Agricultural tax valuation via livestock grazing.

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**John Melnar**

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## TREES

Live Oak  
Post Oak  
Cedar Elm  
Cedar

## GRASSES

Texas Grama, Kleingrass,  
King Ranch Bluestem, Virginia  
Wildrye, Coastal Bermuda  
Texas Wintergrass

## SHRUBS

Green Briar, Mustang Grape,  
Texas Persimmon, Texas Croton,  
Antelope Horn,  
Tickle Tongue, Agarita

## WATER

Approx 425' Well

## WILDLIFE

Whitetail Deer  
Songbirds

## UTILITIES

Canyon Lake Water Supply  
New Braunfels Utilities  
Septic

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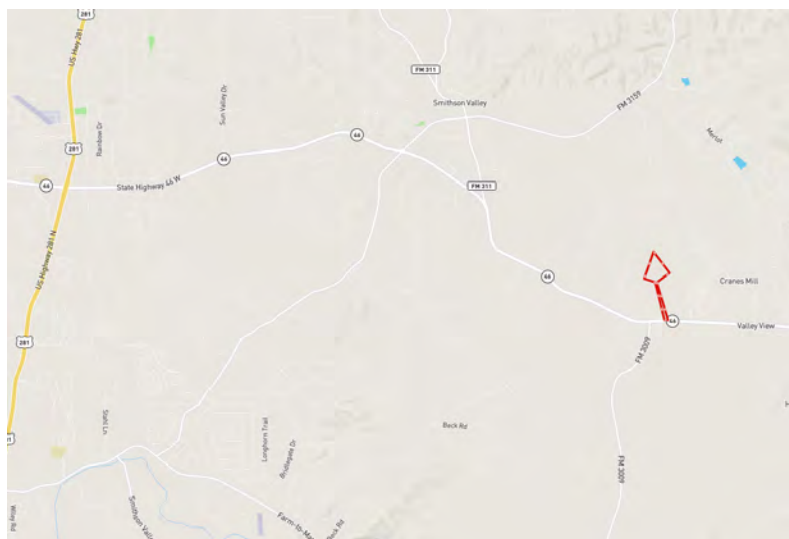
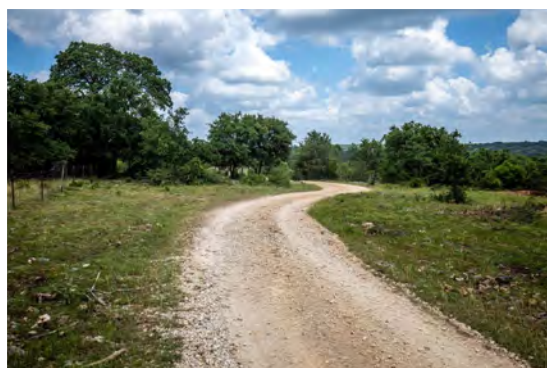
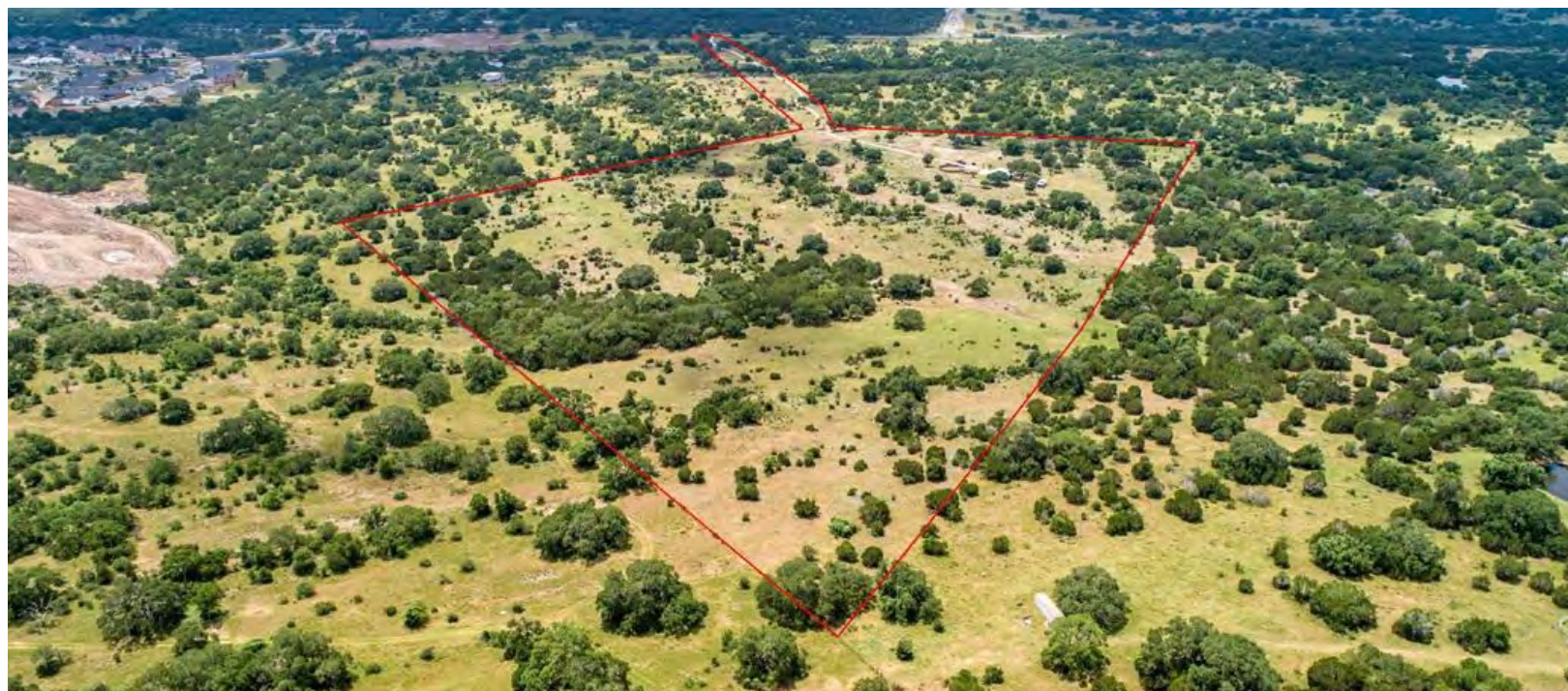
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## LOCATION

Comal County

8 miles from Hwy 281 and 15 miles from I-35

Less than 30 minutes from New Braunfels, San Antonio, Canyon Lake, Gruene, and the Guadalupe River

## DIRECTIONS

From the intersection of Hwy 281 and Hwy 46, head east on Hwy 46 for 8.6 miles. The property is on the left just past CR3009. Sign on gate.

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 Boundary





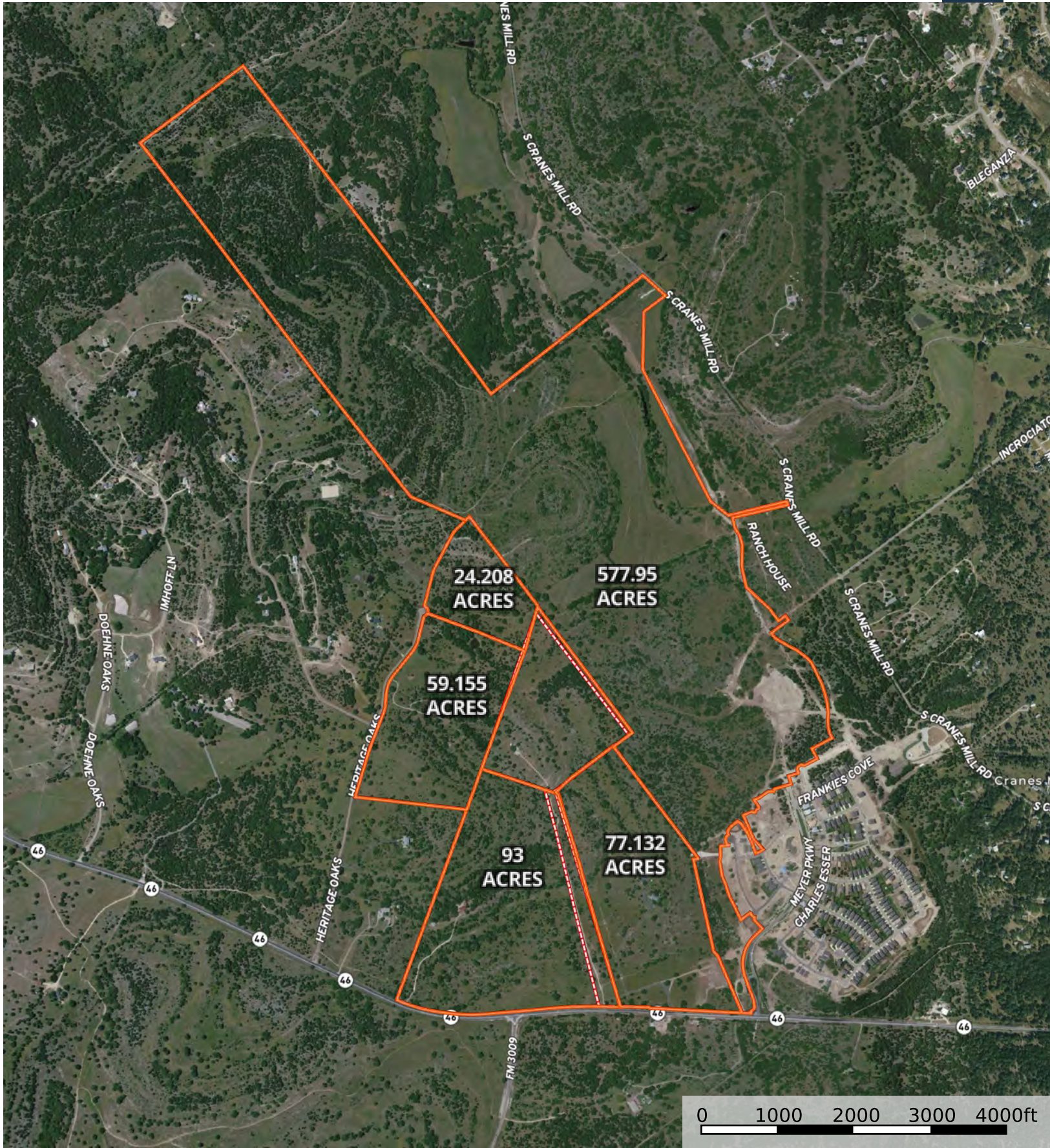
 Boundary     Stream, Intermittent     River/Creek     Water Body





- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not
- Stream, Intermittent
- River/Creek
- Water Body

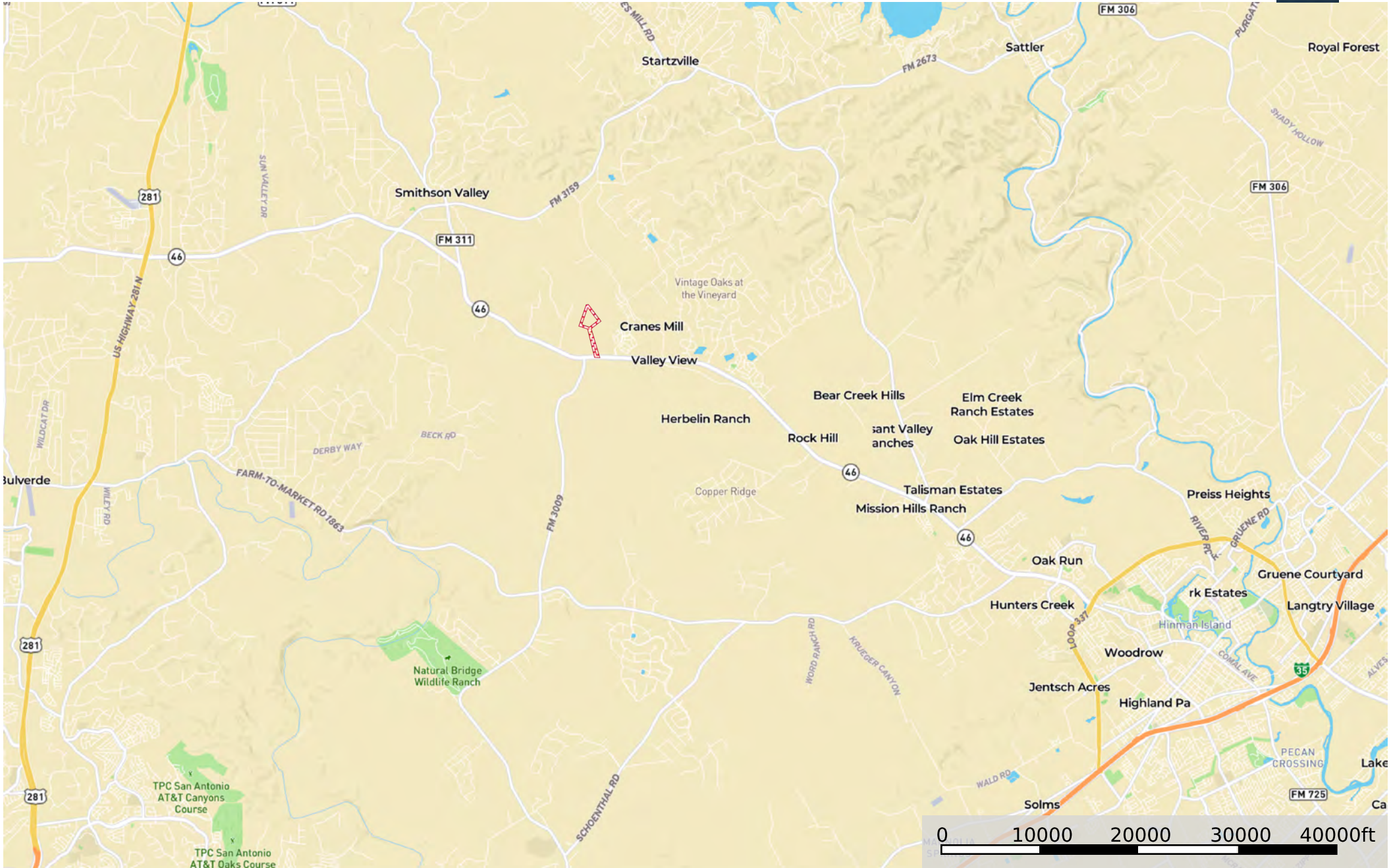





 Boundary  Neighbor Boundary



10120 W Hwy 46, New Braunfels, TX 78132  
Comal County, Texas, 49.026 AC +/-



 Boundary

