



Elm Creek Ranch

2720 Elm Creek Rd, Seguin, TX 78155

257 Acres

\$3,849,950



UNRESTRICTED

PAVED ROAD FRONTAGE

WATER & ELECTRIC

A tremendous investment/development property conveniently located just southwest of Seguin along the I-10 Corridor. This property has rolling topography, ample paved road frontage, mature oaks, and no floodplain. Only 5 minutes to I-10, 10 minutes to Seguin, 30 minutes to San Antonio, and an hour to Austin. The Seguin-Cibolo-Schertz area is rapidly growing and is home to major manufacturers such as Caterpillar, Teijen Automotive Technologies, Vitesco Technologies, and Aisin AW. All these factors combine to make the property a great investment.

This rectangular shaped tract has over 2,400 ft. of paved frontage on Elm Creek Road. The rolling topography ranges from 530 to 590 MSL with several highpoints across the property that could serve as premium home sites. This property is heavily wooded and has several areas with gorgeous mature Post Oak groves with a few large Live Oaks as well. There are numerous ponds scattered across the property with several that provide year-round water for stock and wildlife. Elm Creek crosses the western portion of the property but according to FEMA, there is no floodplain. The property is home to many deer, hogs, and other small game. In addition to the Post Oaks and Live Oaks, other trees species include Mesquite, Blackjack Oak, Hackberry, American Elm, and Huisache. The forb and shrub layer is composed of Granjeno, Woolly Croton, Frost Weed, Dewberry vine, Green Briar, Gum Bumelia, Tasajillo, and Prickly Pear. The grass layer is comprised of Little Bluestem, KR Bluestem, Silver Bluestem, Texas Wintergrass, and Coastal Bermuda.

The property has perimeter fencing in fair to good shape. There are two old homesteads that have water wells and electricity however the vertical structures add no value to the property. The two water wells are in unknown condition. Springs Hill Water Supply Corporation has a water line running along the road frontage. LCRA has a 345KV transmission line running north-south across the western portion of the property. The seller believes to own a portion of the mineral estate and may convey a percentage, subject to negotiation. 2021 taxes were approximately \$1,700. The property is qualified for the Agricultural Valuation via a grazing lease. For the investor, the current lessee would like to continue the lease.

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TREES

Live Oak
Post Oak
Blackjack Oak
American Elm
Mesquite
Hackberry

WATER

Elm Creek
10+ Ponds

GRASSES

Little Bluestem
King Ranch Bluestem
Silver Bluestem
Texas Wintergrass
Coastal Bermuda

WILDLIFE

Whitetail deer
Hogs
Dove
Turkey

SHRUBS

Granjeno
Wooly Croton
Frost Weed
Dewberry Vine, Green Briar
Gum Bumelia, Tasajillo
Prickly Pear

UTILITIES

Electricity
Two water wells
Water line at road

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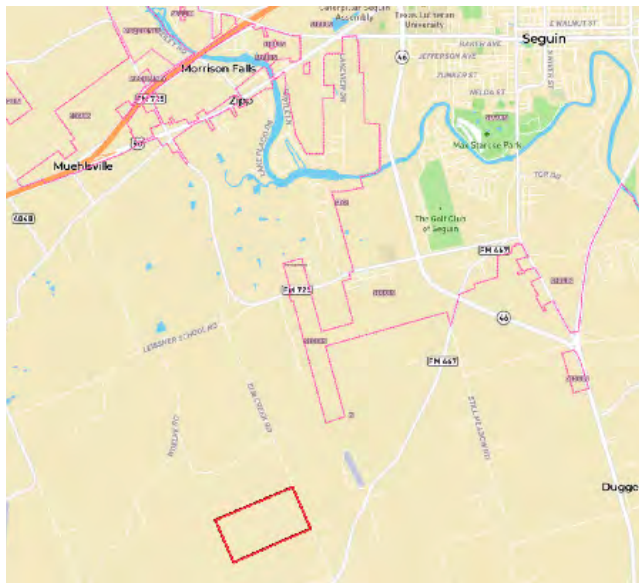
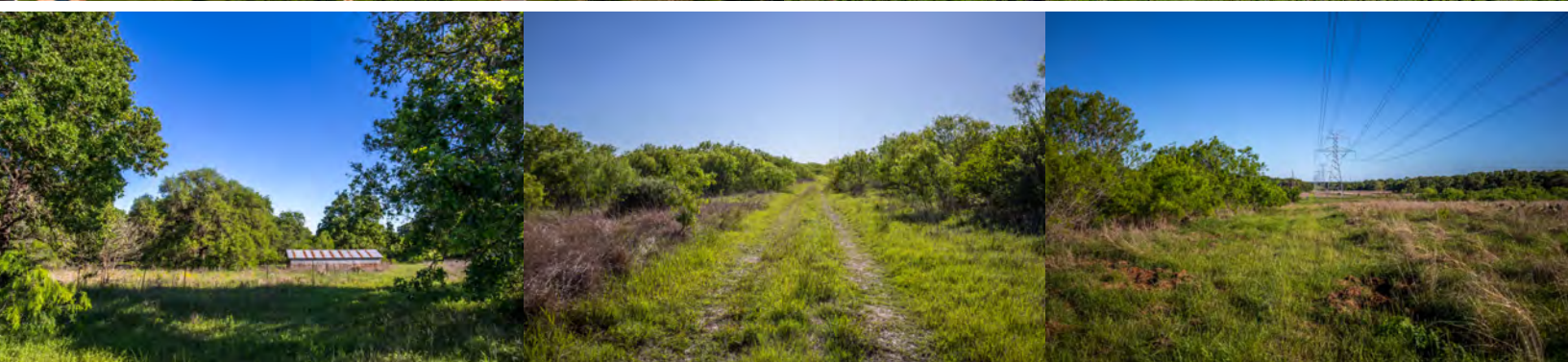


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LOCATION

Guadalupe County, Seguin ISD, Seguin ETJ

4 miles to I-10, 6 miles to Seguin, 15 miles to Toll 130, 17 miles to New Braunfels, 21 miles to Loop 1604, 37 miles to downtown San Antonio, 60 miles to downtown Austin, and 42 miles to San Antonio International Airport.

DIRECTIONS

From Seguin or San Antonio, take I-10 to FM 725, head south on FM 725 for 2.2 miles, turn right on Elm Creek Rd, go 2.5 miles to the gate on the right. Sign on gate.

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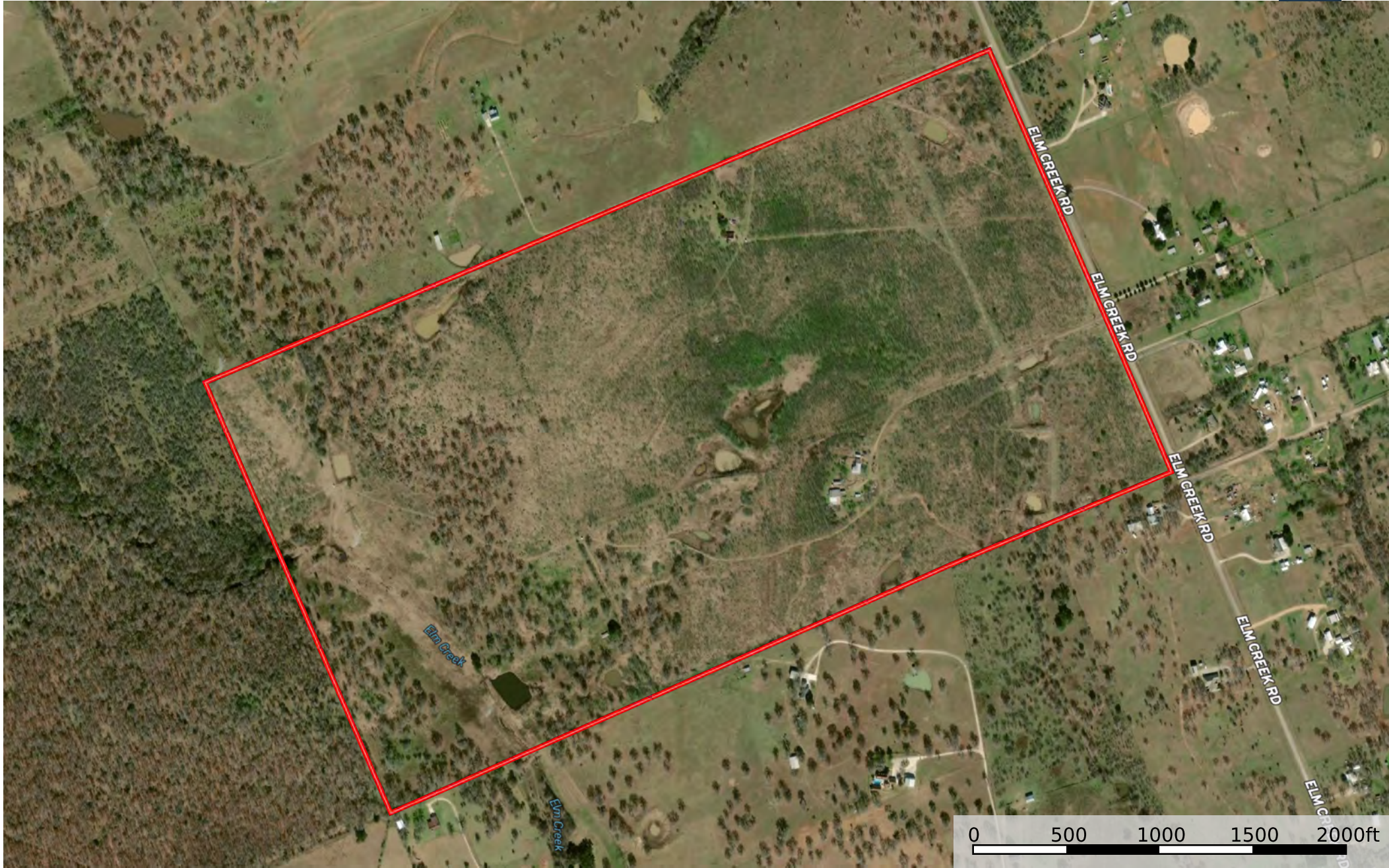
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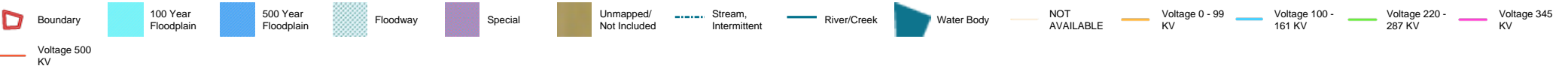
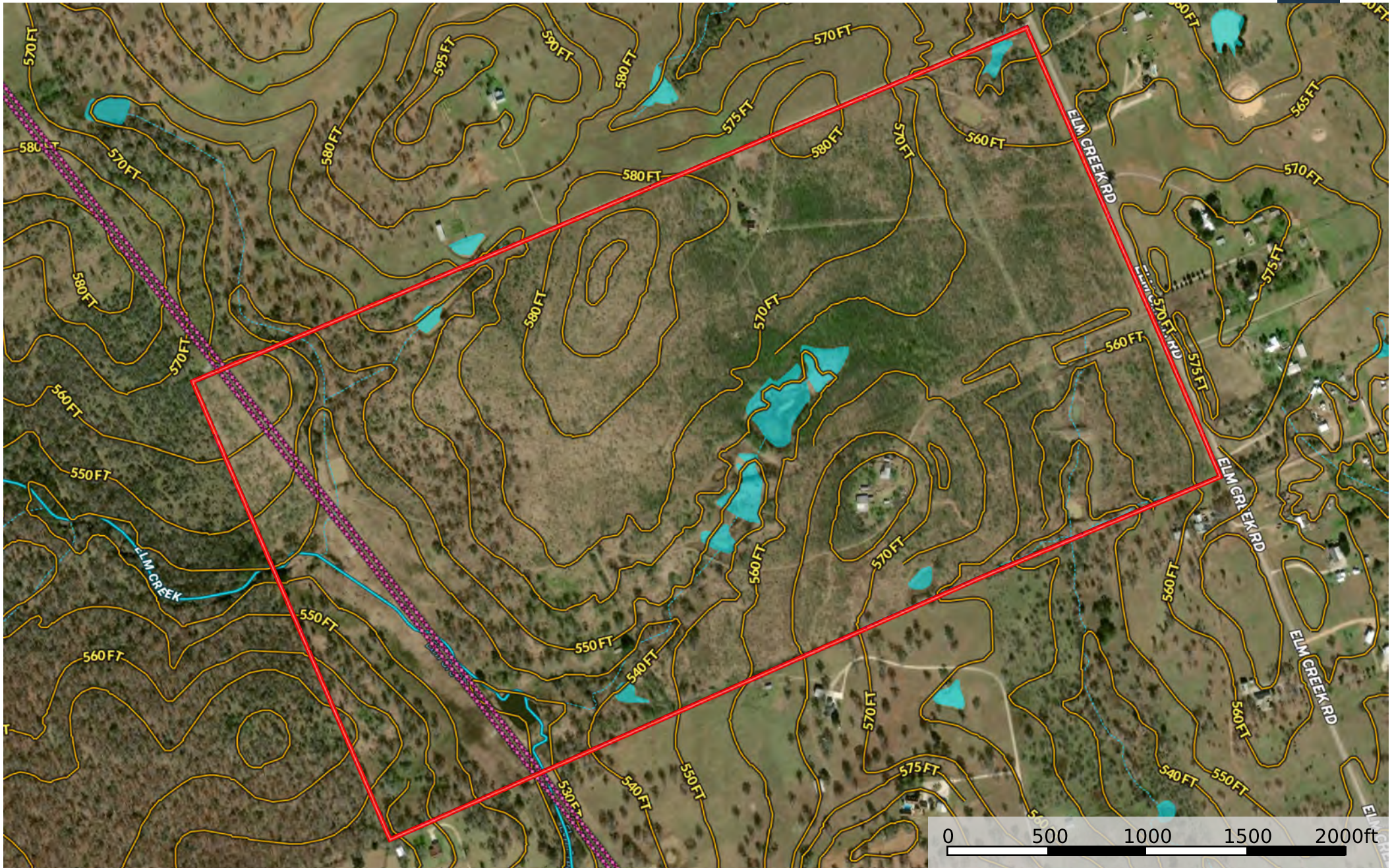
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2720 Elm Creek Rd, Seguin, TX 78155
Guadalupe County, Texas, 257.217 AC +/-



 Boundary

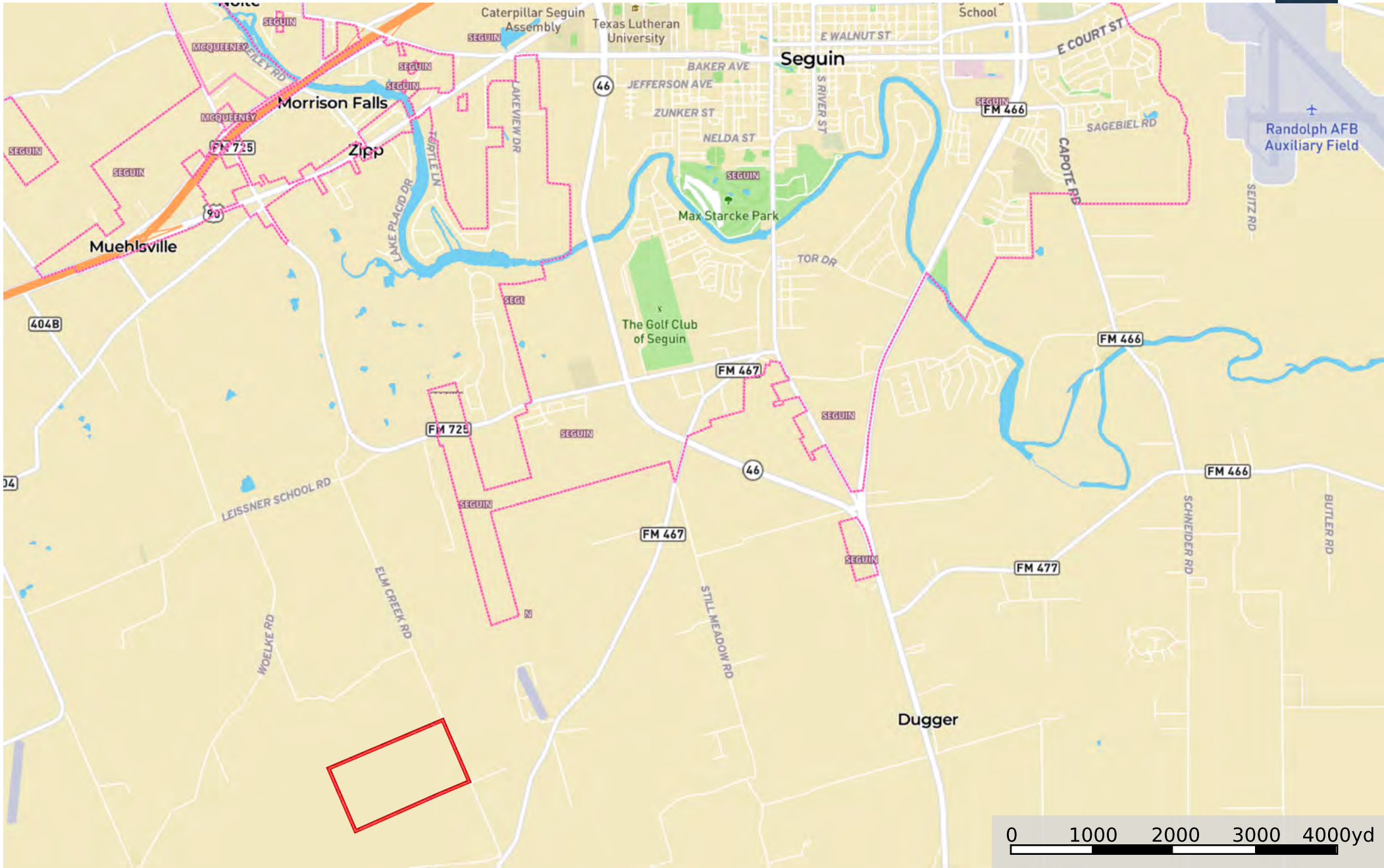






Boundary Neighbors

2720 Elm Creek Rd, Seguin, TX 78155
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Boundary

