

Arrowhead Creek Ranch

100± ACRES | GUADALUPE COUNTY, TEXAS



Texas Ranch Sales, LLC
830.741.8906
Info@TexasRanchSalesLLC.com
TexasRanchSalesLLC.com





 **20± MINUTES FROM SEGUIN & LESS THAN AN HOUR FROM SAN ANTONIO & AUSTIN**

 **1 WELL & ELECTRICITY NEARBY**

 **PAVED FRONTAGE ON MUNK ROAD**

 **SEASONAL CREEK WITH ARROWHEADS**

 **LOW FENCED**

 **THREE PONDS**

 **1 WELL & ELECTRICITY NEARBY**

 **AG EXEMPT & IDEAL FOR HUNTING & RAISING LIVESTOCK**





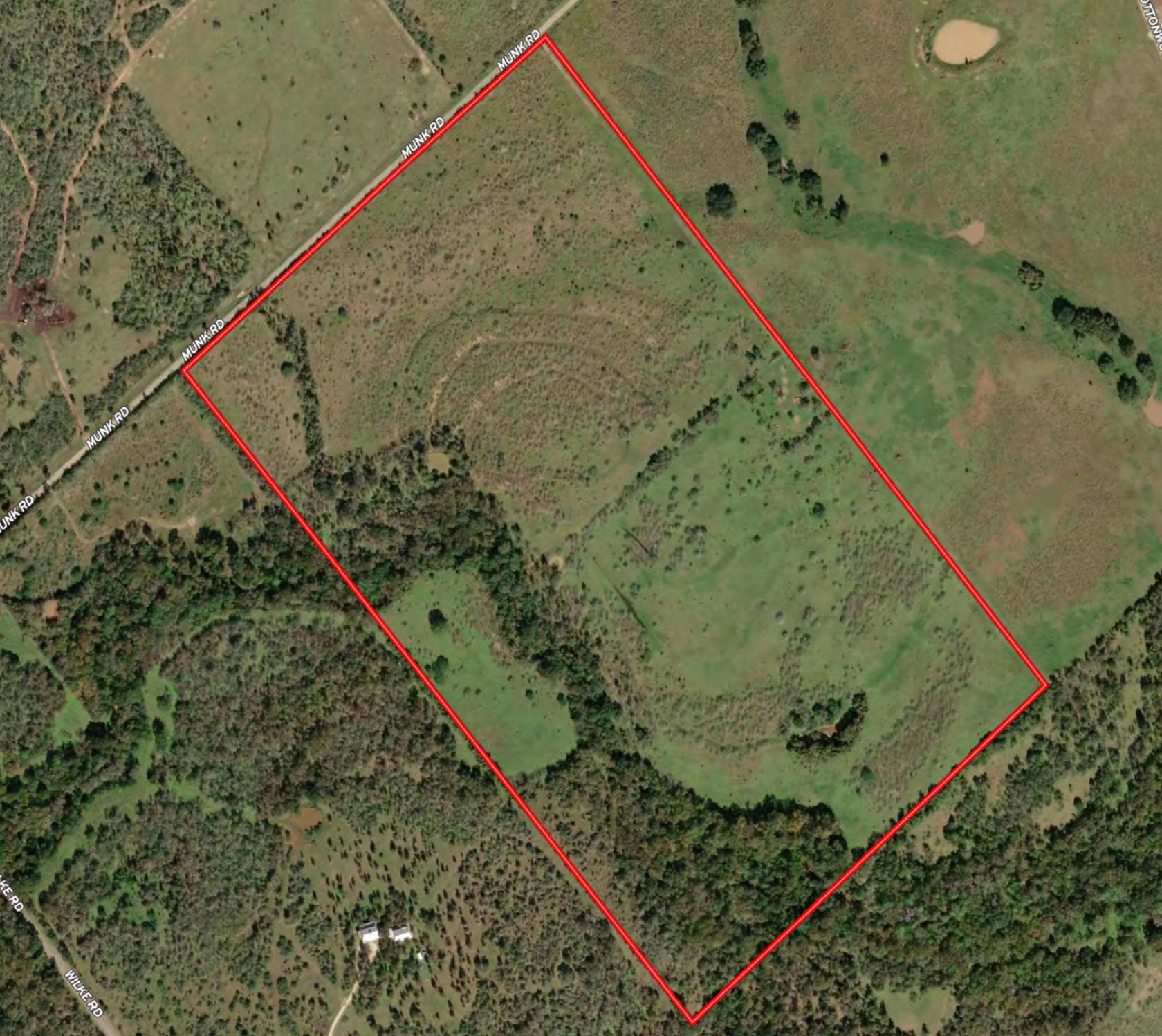
Arrowhead Creek Ranch, an incredible dream ranch homestead perfect for raising livestock and hunting is for sale. The ranch is located just north of Interstate 10 and four miles from the I-30 toll road, on paved Munk Road. This acreage is waiting for the astute buyer approximately 20 minutes from Seguin and under an hour to both San Antonio and Austin, Texas. This 100± acre ranch in Guadalupe County offers a variety of terrain, making it the ultimate getaway close to town.

The property has a highly desirable combination of grazing pasture and wooded forests, allowing for the perfect combination of usage for agriculture and hunting. The gently rolling terrain yields for multiple potential homesites. Good quality two-track ranch roads and trails give access throughout the lush landscape. The property is ag exempt and comes fully low fenced with working cattle pens, electric, and a strong water supply. There is one water well located near the cattle pens that supplies the ranch.

Three ponds and two wet-weather creeks provide water to the livestock and wildlife. The creeks host some once-in-a-lifetime arrowhead finds and are a favored spot for a variety of species including Whitetail deer, turkey, and hogs. The creeks are dry most of the year but hold pockets of water along the creek bed. Mature hardwoods including live oak, pecan, and elm trees that are centuries old, line the sides of the creeks. The acreage also offers several open fields with plentiful grass for livestock and Mesquite trees.

This land yields to be the ultimate canvas for a dream ranch homestead set within a great commuting distance to both the Austin and San Antonio areas. Less than five minutes from Toll Road I-30 and Interstate 10, this ranch stands to be a supreme recreational property or rural homestead. Arrowhead Creek Ranch is perfect for families to have a rural escape with top notch hunting and agricultural life, just minutes from city jobs and conveniences.

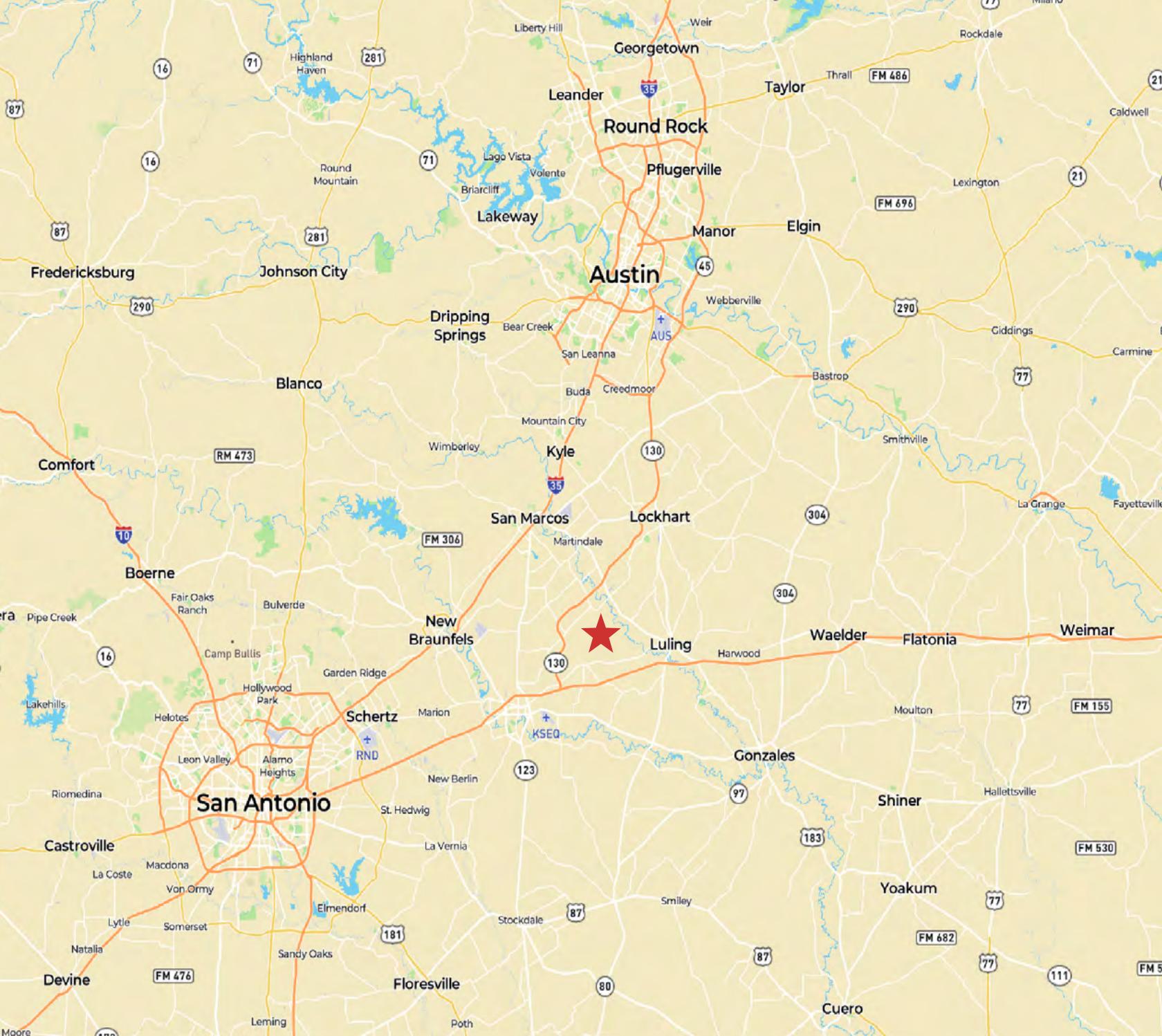




**Where
Preparation
Meets
Exhilaration.**

Your Timber Frame Expert
▶ texastimberframes.com





(254) 709-9418
www.lefence.com

YOUR FENCE CONTRACTOR FOR TEXAS AND BEYOND.

LE FENCE SPECIALIZES IN:

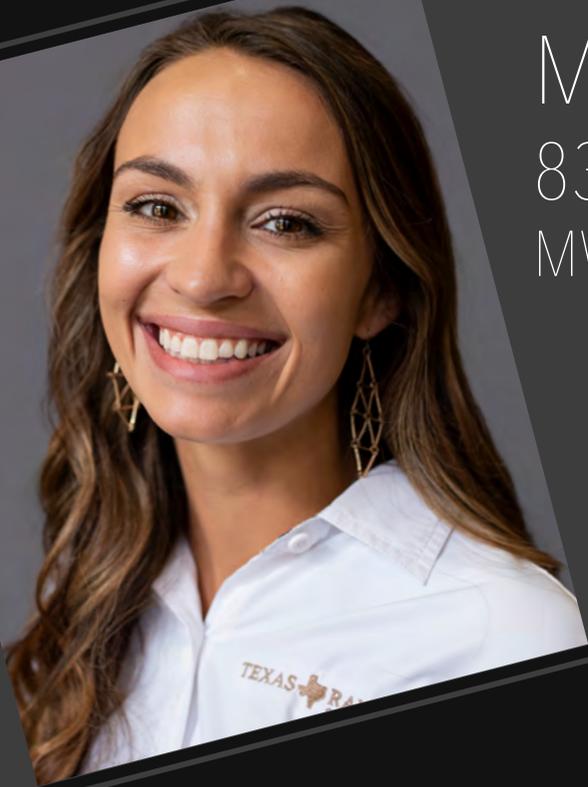
High Game Fence

Land Services: Dozer and Dirt Work, Land Clearing and Mulching, Roads and Trails

Other Farm and Ranch Applications

- Deer & High Game Fence
- Ranch Entries and Gates
- Water Gap Solutions
- Hog & Predator Control
- Barbed Wire
- Specialty AG Fencing





MATTI TACKETT

830.643.4281

MWarren@TexasRanchSalesLLC.com



TEXASRANCHSALESLLC.COM

830.741.8906

Shown by appointment only with Texas Ranch Sales, LLC. Buyers brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Texas Ranch Sales, LLC.

Ranch. financing made simple



J Boyd Vaughan NMLS1205922



Joel Roemer NMLS1665039

NEW BRAUNFELS OFFICE

 NMLS493828 | 830.626.6886 | capitalfarmcredit.com

Disclaimer: Although the Broker or Agent has used reasonable care in obtaining data, this material is submitted without representation, warranty, or guarantees, and is subject to errors and omissions. Moreover, all information is subject to changes by the owner as to price or terms, to prior lease, to withdrawal of the property from the market, and to other events beyond the control of the Broker.