3 S Ranch
107± Acres | GUADALUPE COUNTY, TEXAS
3BR/2BA home with standing metal seam roof
Garage and shop
In-ground pool
RV carport and two RV hookups
Greenhouse
75% pastureland
One pond
Rural water meter
The 3 S Ranch, an incredibly pristine, well-managed recreation, livestock, and hunting ranch is for sale. The ranch is located just south of Interstate 10 on paved Kunde Road less than 10 miles west of Seguin and 20 miles east of San Antonio, Texas waiting for the astute buyer.

The main house is a 3,000± square foot open floor-plan home built back in 2010. In the house are three bedrooms and two bathrooms, loaded with many custom features, and screened-in porches on the north and eastern sides, all covered with a standing seam metal roof. There is a breezeway coming off the west side of the house, doglegging to the southwest and connecting a garage. This breezeway faces northwest to a patio with an in-ground swimming pool. The garage/shop building has one bathroom opening toward the pool area, there is covered RV parking on the southwest side, and a 2 car carport in front of double roll-up garage doors opening to the onto the circular driveway.

There is a spacious equipment barn with 3 large bays. On one end is a storage shed and a raised 20-foot observation platform attached to the barn area overlooking the pasture, pond, and wooded areas. On the other, south end, is a water catchment tank and a really nice lean-to greenhouse structure, ready for your horticultural endeavors.

The 3 S Ranch is low-fenced with 6 strand barb wire. Pastures and fields are covered in lush Coastal Bermuda grass. The pasture to brush ratio is 75% to 25%. There is also a ¾± acre pond on the ranch, and good hunting for deer, dove, and turkey. The ranch has metered water from Green Valley Water District, located in the Marion I.S.D. and is Ag-Exempt. An additional 200-300 acres is available for a grazing/hunting lease including a good set of cattle pens with water and two stock tanks.
Complex ranch financing made simple.

Relationship driven. Customer owned.

Capital Farm Credit has the flexibility to handle everything from small country purchases to large, complex ranch loans. We provide custom lending solutions with flexible fixed rate options. As a cooperative, we returned more than $750 million back to customers over the past decade. Partner with the premier lender.

BRETT RIFF 830.741.2040

Together we're better. Partnership that really pays.