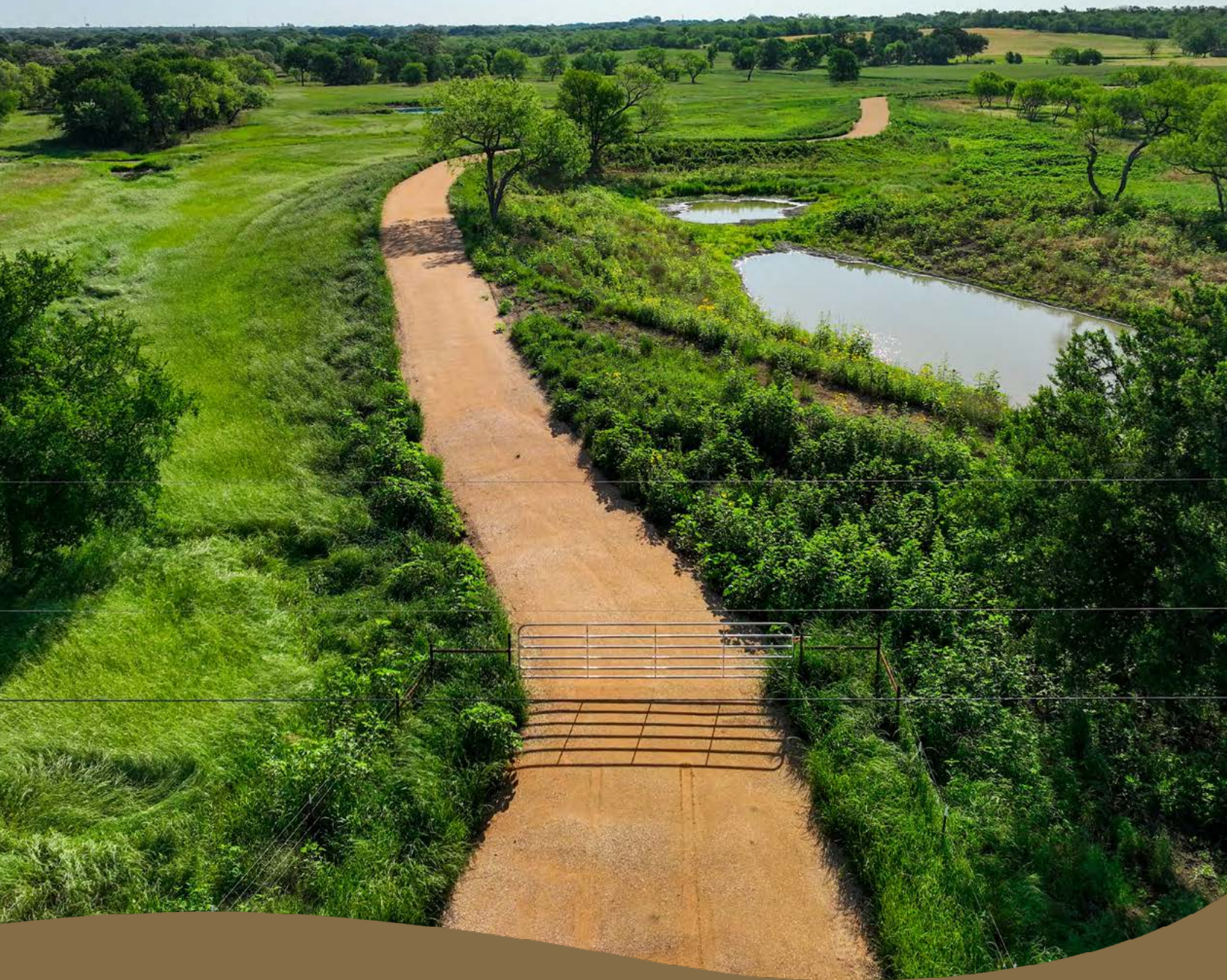


# GOLD DUST RANCH

42± ACRES | GUADALUPE COUNTY, TEXAS



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## Property Features

- Seguin, Texas
- Newly designed entrance & fencing
- 2,250± ft of new base road
- 2 creek crossing bridges
- 3 ponds, 1 is Texas-shaped
- ½± mile of Deadman Creek
- Well-maintained landscape
- 30± minutes from downtown San Antonio







## Property Information

Gold Dust Ranch is a remarkable 42± acre property in Guadalupe County, Texas. Located in Seguin, Texas, this pristine ranch land is conveniently situated just half a mile from I-10, granting easy access to downtown San Antonio, which is a mere 30-minute drive away. Gold Dust Ranch enjoys an advantageous position with frontage on Gold Dust Road, making it a prime investment opportunity.

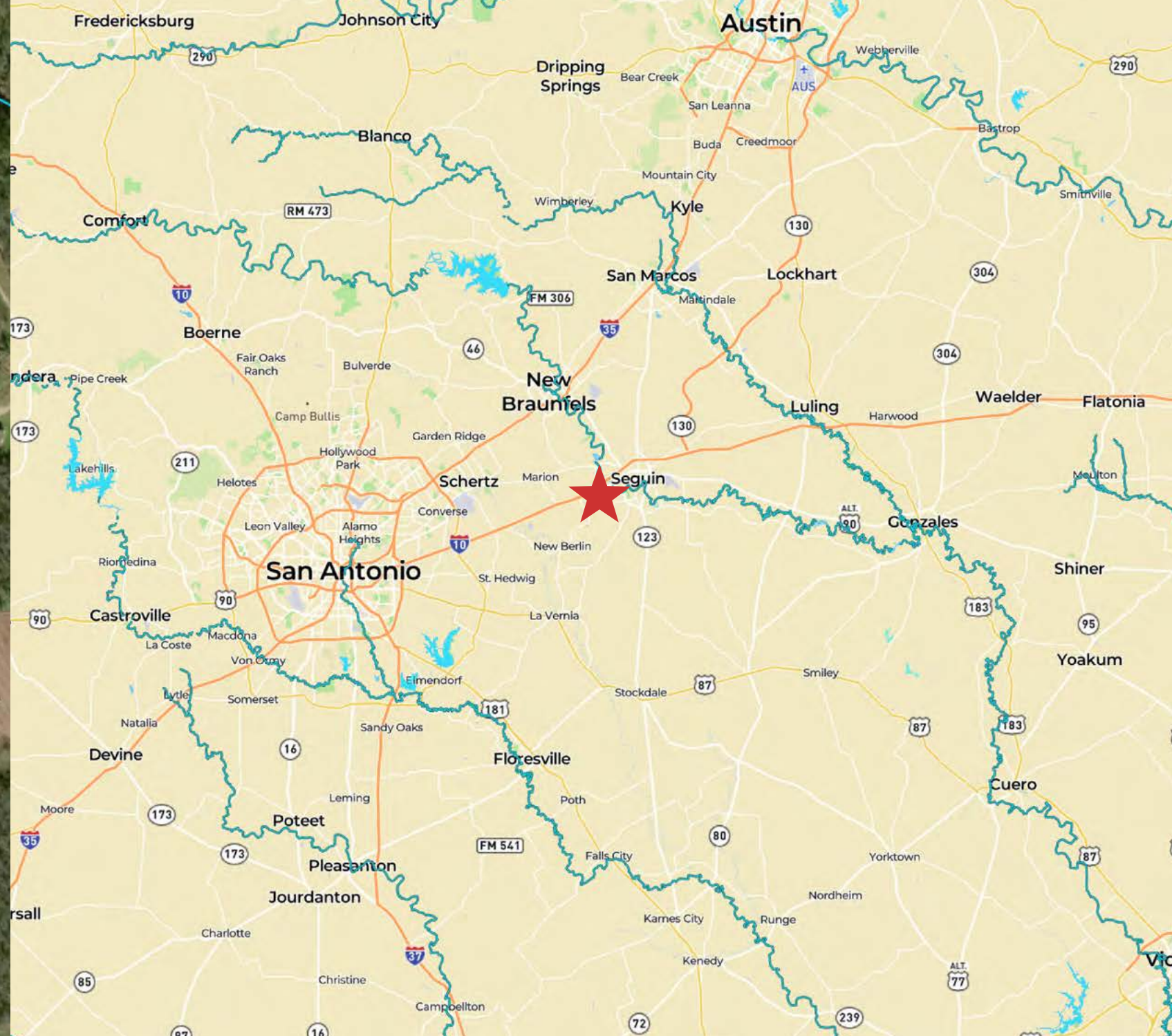
This idyllic ranch is enveloped by a secure perimeter, boasting a brand-new fence lining the road and adjoining the neighboring property on Gold Dust. What truly sets the property apart is the meticulous planning that has gone into its infrastructure. The property features 2,250± feet of a recently constructed base road, thoughtfully elevated above the floodplain to ensure accessibility year-round. With two creek crossing bridges and a newly designed entrance, this ranch offers not just convenience but peace of mind.

A well-designed drainage system guides water away from the property, ensuring that even after heavy rains, there is minimal standing water, primarily confined to the three thoughtfully designed ponds, one of which boasts a distinctive Texas shape. Each pond has undergone meticulous re-digging and clay lining to preserve their water levels, creating both an aesthetic and practical feature. About half a mile of Deadman Creek meanders through the heart of the property, providing not only scenic beauty but also serving as an attraction for wildlife, making it an ideal spot for deer hunting and ensuring efficient water drainage.

The ranch caters to outdoor enthusiasts with opportunities for dove, duck, and deer hunting. The property's commitment to maintaining its natural beauty and utility is evident in its landscaping, which includes dozing, root plowing, and Bermuda grass planting in the spring, followed by reseeding with Rye grass in the fall. Whether you envision a private hunting retreat or a vibrant community, the acreage is versatile, boasting the potential for over 100 RV spots.

As for utilities, a water meter is already in place, simplifying the process of building and development. With its strategic location, exquisite natural features, and thoughtful infrastructure, Gold Dust Ranch represents an exceptional investment opportunity in the thriving Texas real estate market.

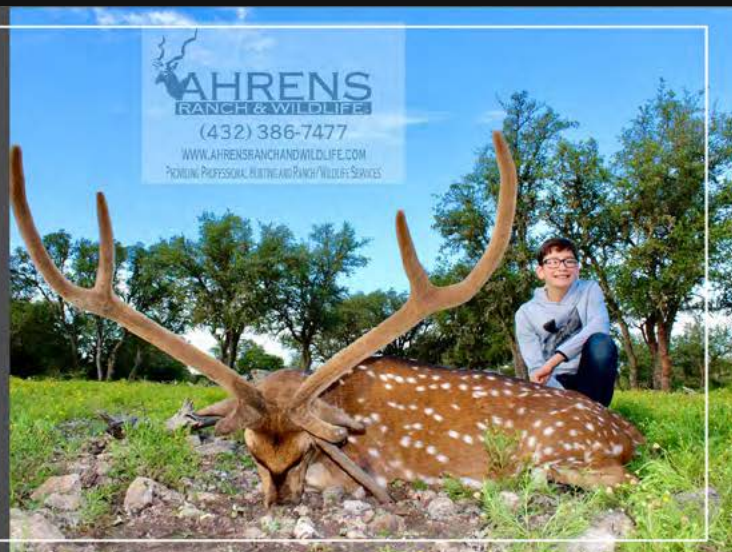




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