

\$2,590,000 - Tbd S State Hwy 123, Seguin

MLS® #1845615

\$2,590,000

0 Bedroom, 0.00 Bathroom,
Farm Ranch on 202.00 Acres

N/A, Seguin, TX

Welcome to the Wright Ranch, a working cattle ranch totaling 202+- acres South of Seguin, in Guadalupe County. The well laid out property offers a mix of productive land, water resources, and improvements, making it ideal for livestock, recreation, or investment purposes. The Wright Ranch boasts a legacy of land stewardship as shown by the attention to detail and passion the current owner has for agriculture. With sandy loam soil, mixed hardwoods, and improved pasture, the Wright Ranch provides diverse land use options. A deep water well, multiple ponds, and an extensive high fence enhance its functionality. It is conveniently located off of Hwy 123 just 45 miles from San Antonio, 11 miles south of Seguin, and 63 miles from Austin. Land Size: 202 acres Soil: Sandy loam Vegetation: Mixed hardwoods (100+- ac) Pasture: 55 acres of improved pasture, 45+- acres of native pasture Road Frontage: 1,950 feet Current Use: Livestock (Previously used for exotics) Water Well: 800 feet deep, 8-inch casing (installed in 1956); Pump: Unknown size; reportedly replaced in 2012, Electrical: 100-amp, 220V fuse breaker Usage: Flood irrigates pasture, fills cattle troughs, and has the capability to fill both ponds Ponds: Two ponds, one aerated by a windmill Water System: Storage tank with gravity feed to catch pens and water troughs Improvements Electrical Meters: Two active (one at the well, one at the barn); additional unused meters from previous homesites not active Barn:



4,000 sq. ft. Fencing: 176 acres high-fenced, perimeter fence is low fenced Fenced-Off
Paved Road: Located outside of the high fence Fiber Internet: Available on-site Older shed adjacent to barn Working pens near the front gate Wildlife Whitetail deer Blackbuck Hogs Dove Turkey Population count unknown Location & Accessibility San Antonio: 45 miles Seguin: 11 miles south Austin: 63 miles Items to Note: Cell Tower: Located at the front of the property (lease to be retained by the owner) Restrictions: Light property restrictions There is a neighboring owner who uses the paved road easement to access their property. Key Features 202 acres of versatile land 55 acres of improved pasture 1,950+- feet of Hwy 123 road frontage 800+-ft deep well with 8-inch casing Two ponds, one windmill-aerating the pond 4,000+- sq. ft. barn 176 acres of the 202 acres high-fenced Previously used for exotics, now for livestock Fiber internet access Fenced-off paved road outside the high fence Convenient location near San Antonio, Seguin, and Austin

Essential Information

MLS® #	1845615
Price	\$2,590,000
Bathrooms	0.00
Acres	202.00
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	Tbd S State Hwy 123
Area	2708
Subdivision	N/A
City	Seguin

County	Guadalupe
State	TX
Zip Code	78155

Amenities

Utilities	Electricity, Water
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School Information

District	Seguin
Elementary	Seguin
Middle	Seguin
High	Seguin

Additional Information

Days on Market	242
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Listing Details

Listing Agent	Charles Armstrong
Listing Office	Capital Ranch Sales, LLC

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