

# \$229,900 - 318 Crooked Oak, Spring Branch

MLS® #1886253

**\$229,900**

Bedroom, Bathroom,  
Land on 2.50 Acres

Leaning Oaks Ranch, Spring Branch, TX

Build Your Dream Life in the Heart of the Hill Country! This beautiful 2.5-acre lot in the peaceful countryside of Spring Branch offers the perfect blend of country charm and convenience. You'll have the freedom to bring your horses, chickens and goats! The property features a level terrain with mature shade trees, making it an ideal setting for your custom home, or weekend retreat. Located on a quiet, paved country road just off Hwy 281, you're minutes from great restaurants, shopping, and outdoor fun. Enjoy the space and privacy of rural living without sacrificing modern-day conveniences. Come explore the possibilities!

## Essential Information

|          |                 |
|----------|-----------------|
| MLS® #   | 1886253         |
| Price    | \$229,900       |
| Acres    | 2.50            |
| Type     | Land            |
| Sub-Type | Residential Lot |
| Status   | Active          |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 318 Crooked Oak    |
| Area        | 2602               |
| Subdivision | Leaning Oaks Ranch |
| City        | Spring Branch      |
| County      | Comal              |



|          |       |
|----------|-------|
| State    | TX    |
| Zip Code | 78070 |

### **Amenities**

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | None                                                      |
| Utilities | Cable TV, Electric, Telephone, Water System, Well Allowed |

### **Exterior**

|                 |             |
|-----------------|-------------|
| Lot Description | Undeveloped |
|-----------------|-------------|

### **School Information**

|            |                 |
|------------|-----------------|
| District   | Comal           |
| Elementary | Arlon Seay      |
| Middle     | Spring Branch   |
| High       | Smithson Valley |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 96              |
| Zoning         | RESIDENTIAL     |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Agent  | Justian Sullivan               |
| Listing Office | Sullivan Hill Country Properti |

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