



For Sale on Market

\$1,250,000

Call (512) 940-0543 Today!

67 ACRES OLD SEGUIN LULING RD, SEGUIN, TX 78155

Post Oak Haven 67 is a versatile 67 +/- acre property located just 3 miles outside of Seguin in Guadalupe County. With nearly 1,500 feet of road frontage on Old Seguin Luling Road, this tract offers excellent access and a great mix of open pasture and mature hardwoods. LOCATION: Located just minutes from I-10 and SH-130. The tract fronts a paved county road and sits just outside the city limits. Only 3 miles from Seguin, this ranch offers the perfect getaway from the hustle and bustle of city life while still being close enough to the conveniences of urban centers. TERRAIN: The front of the property is ideal for grazing or future development. Toward the back, the land becomes more wooded with large live oaks and post oaks, offering natural privacy and a scenic backdrop. IMPROVEMENTS: 7,000-square-foot metal barn, built in 1990, offering ample space for equipment storage, hay, or livestock. Electricity is already on-site, and perimeter fencing is in place along most boundaries. While there is no current water well, the area is known for good groundwater, with nearby wells producing between 20 and 70 gallons per minute at depths of 300 to 350 feet. WATER: Aside from great surface water, the property benefits from a good underground water source in the area, with wells in the vicinity ranging from 300-350 feet in depth and yielding from 20 to 70 gallons per minute. Randolph Creek flows through the western portion of the property and adds to the natural beauty while helping to provide an additional reliable water source for wildlife. WILDLIFE: The mix of open and wooded

GENERAL DESCRIPTION

Property Type: Residential Lots

Lotsize: 2,918,520

MLS# / Area: SMABOR-588471



Get in touch
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West and Swope Ranches

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Visit <https://www.har.com/SMABOR-588471> for more information