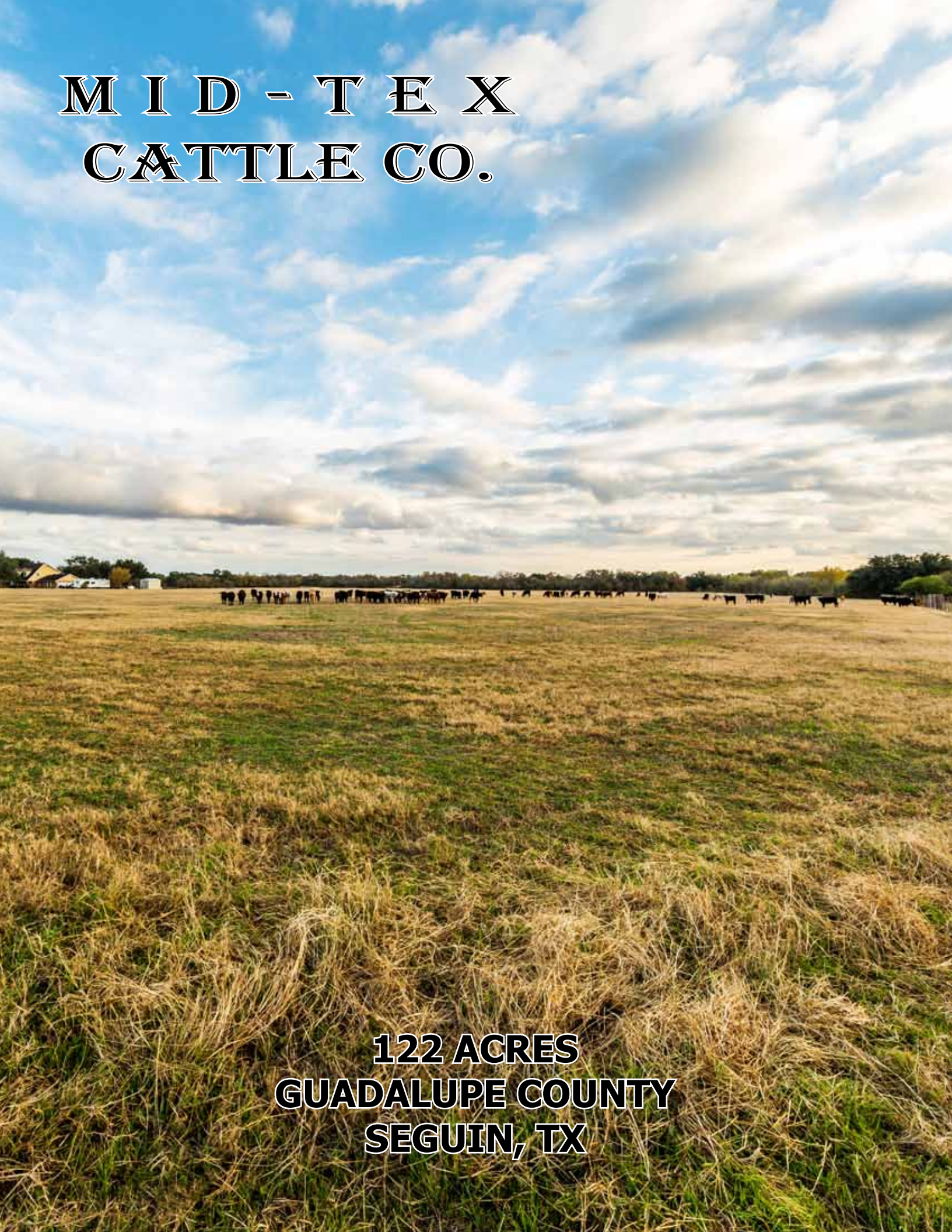


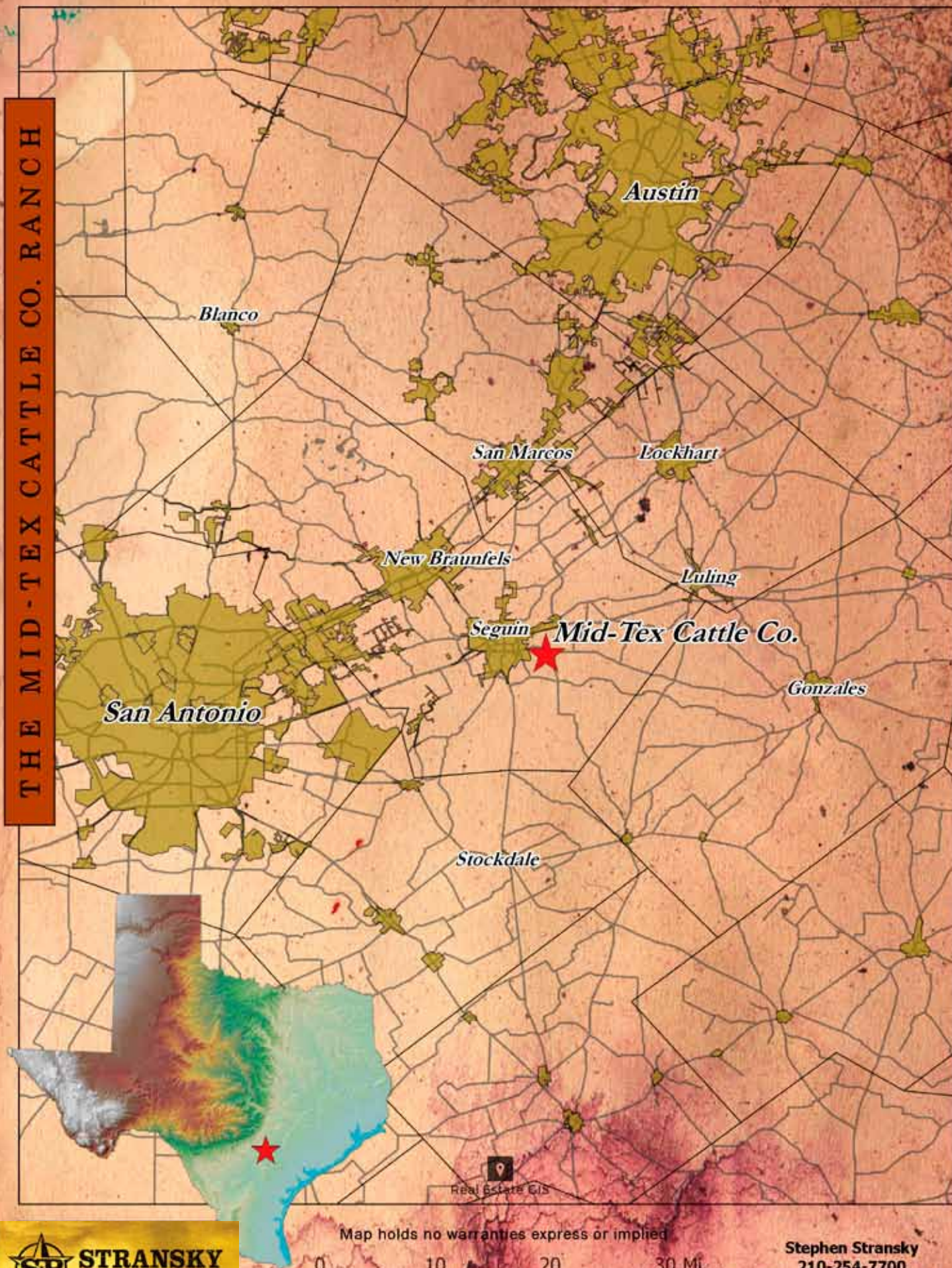
# M I D - T E X CATTLE CO.



**122 ACRES  
GUADALUPE COUNTY  
SEGUIN, TX**



THE MID-TEX CATTLE CO. RANCH



Stephen Stransky  
210-254-7700  
[stephen@stranskyproperties.com](mailto:stephen@stranskyproperties.com)



# About

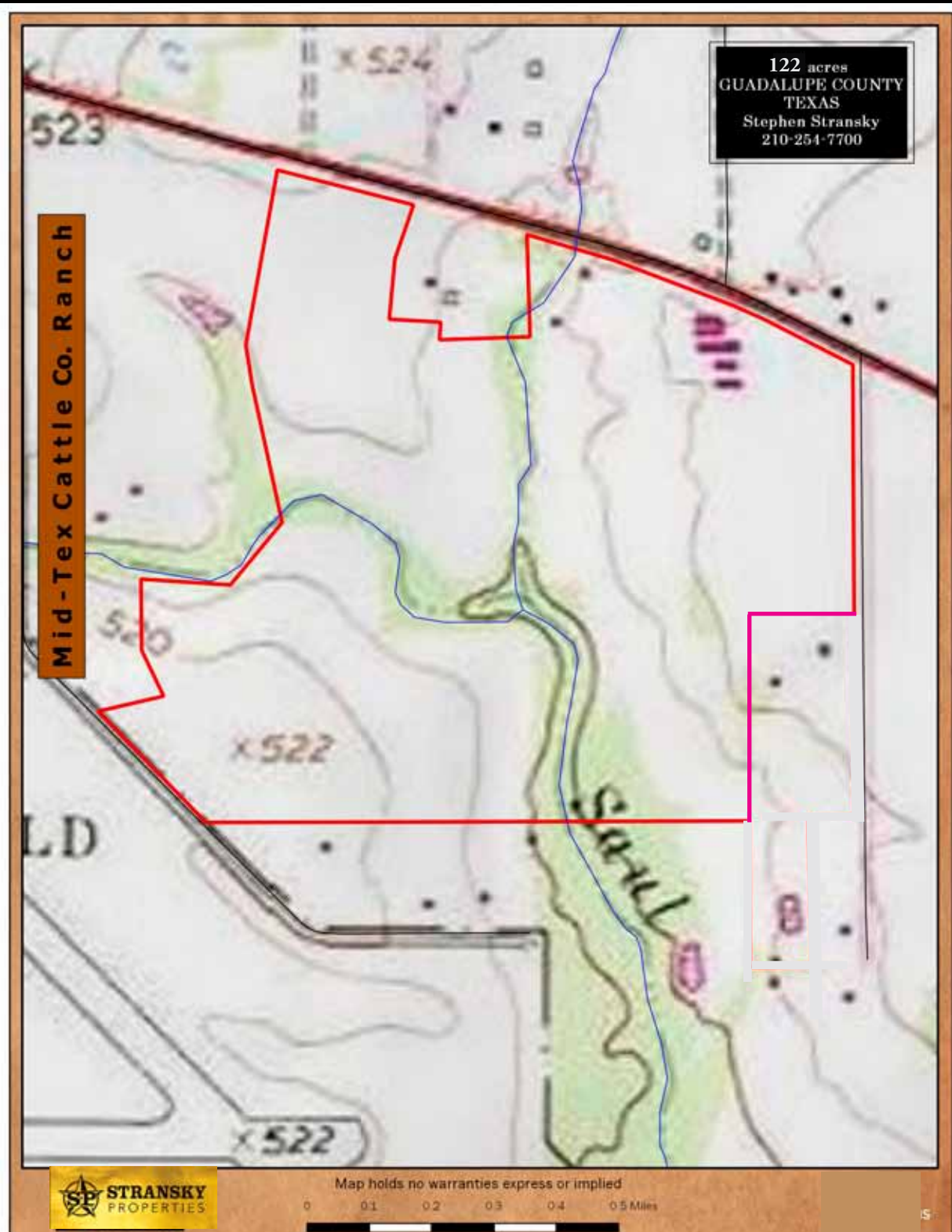
The Mid-Tex cattle company is approx.. 121 acres and is currently being used as a pre-conditioning yard for cattle. Located only three miles from Seguin, it fronts on three roads being Hwy. 90A, Biecker road, and Weber road with adequate frontage on all three making it easily divisible into smaller tracts.. The property has good exterior fencing with numerous cross fences and improved coastal hay pastures. There is one private water well and also public water which currently serve the property. It has both sides of wet-weather Saul Creek running through the middle of the property and is lined with very large trees. There is also piped water to several tanks scattered throughout the property. This property could be developed today into tracts as small as 1 acre since it has a public water source or just used as is and be a good investment for the future. The seller will consider dividing the property into smaller tracts if desired.













Mid-Tex Cattle Co. Ranch

~122 acres  
GUADALUPE COUNTY  
TEXAS  
Steven Stransky  
210-254-7700

FEMA National Flood Hazard Layer  
Zone A - 1% percent chance flood



Map holds no warranties express or implied  
0 250 500 750 1000 ft





122 acres  
GUADALUPE COUNTY  
TEXAS  
Stephen Stransky  
210-254-7700

Mid-Tex Cattle Co. Ranch

### SOILS

- BrA - BRANYON CLAY, 0 TO 1 PERCENT SLOPES
- BrB - BRANYON CLAY, 1 TO 3 PERCENT SLOPES
- CfA - CROCKETT FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES
- CfB - CROCKETT FINE SANDY LOAM, 1 TO 3 PERCENT SLOPES
- CsC3 - CROCKETT LOAM, 2 TO 5 PERCENT SLOPES, ERODED
- MaA - MABANK LOAM, 0 TO 1 PERCENT SLOPES
- MaB - MABANK LOAM, 1 TO 3 PERCENT SLOPES
- Tw - TRINITY CLAY, FREQUENTLY FLOODED (TINN)



Map holds no warranties express or implied

0 0.1 0.2 0.3 0.4 0.5 Miles





**STRANSKY  
PROPERTIES**

