

KIMBALL OAKS RANCH

189± Acres // Guadalupe & Wilson Counties // Seguin, TX



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STRANSKY PROPERTIES

STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT



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Kimball oaks ranch is ± 189 high-fenced acres between Seguin and Stockdale, TX on Hwy. 123 at the Guadalupe, and Wilson County line. The property is mostly native hardwoods and brush with numerous roads and open fields for hunting.

LOCATION

The exact location of the ranch is 23275 S. Hwy. 123 in Seguin, TX which is about midway between Seguin and Stockdale with about 520' of frontage on the east side of Hwy. 123. The majority of the ranch is in Guadalupe County with a small portion lying in Wilson County and being in both Seguin and Stockdale ISD. It is also in a highly sought out area for material sales of sand/gravel.

IMPROVEMENTS

The ranch has a very nice $\pm 2,500$ sq. ft. manufactured home with 4 bedrooms and 3 bath's along with a front and back porch and a fire pit in the back yard. There is also a ± 700 sq. ft. shop with a cement floor, electricity, and insulation. As mentioned above, the ranch is completely high fenced with galvanized wire and post. There are also 5 blinds, 4 corn feeders, and 2 protein feeders that will convey.

WATER

One of the most unique features of the ranch is a semi-annual water lease agreement the seller has with Canyon Regional Water Authority. They lease water for emergency purposes which brings in over \$16,000 a year and will convey to the buyer. There are also two water wells on the property and a creek drainage going through the middle of the property. Along with this there are 6 tanks of which 3 of them have piped water to them to keep full and have been stocked with perch and bass.

WILDLIFE

When the owner originally bought the ranch 4 years ago, they took out all of the native deer and stocked the ranch with 2 breeder bucks and 10 does from the 5F ranch. At this time the owner believes there are approx. 80-100 total deer. The dove hunting on the ranch is really good along with some turkey. The hogs were also eliminated from the ranch, but there could be a few left. The animals are protein and corn-fed year-round. The ranch is wildlife exempt and the seller will convey all owned minerals.

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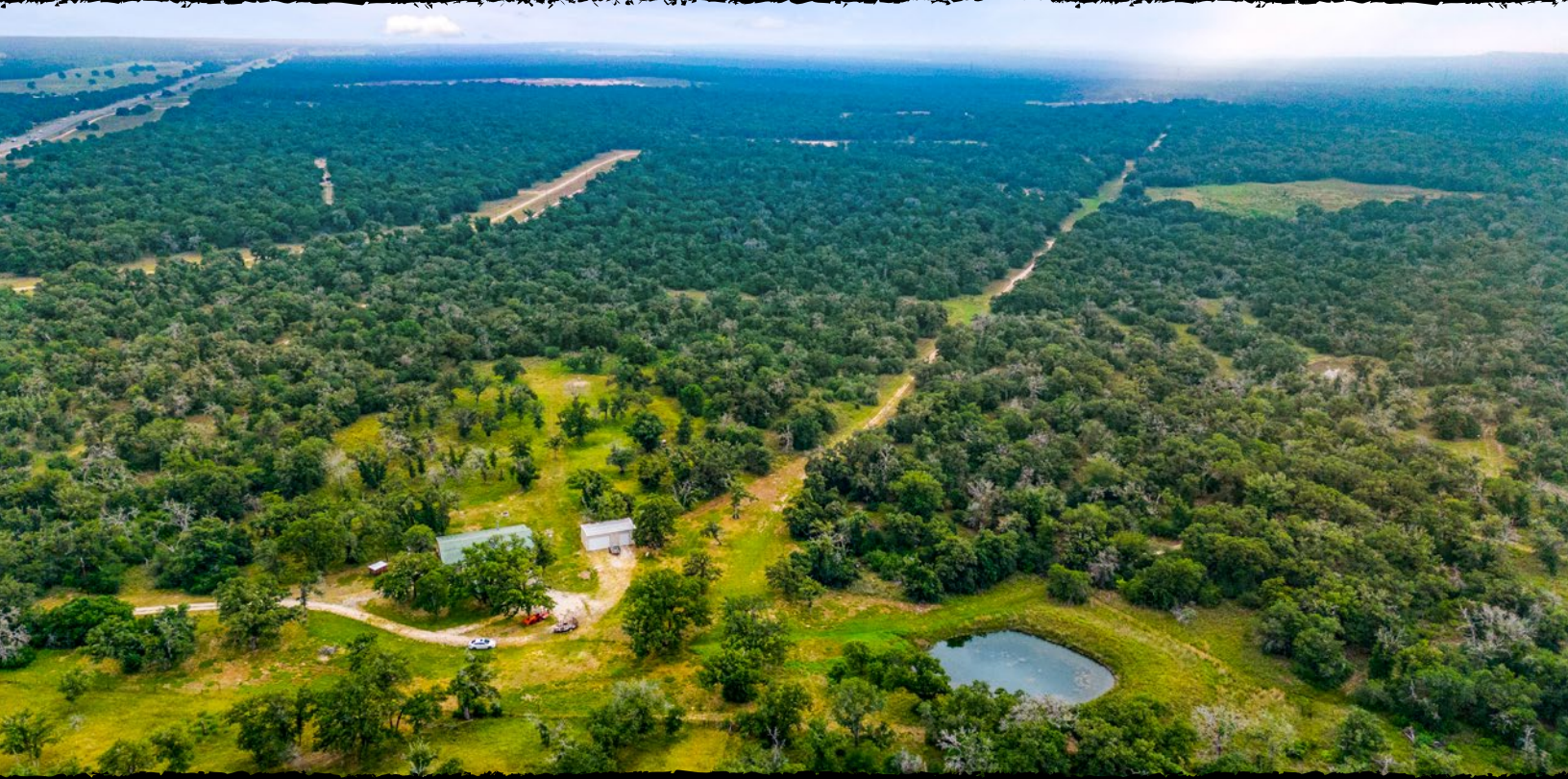
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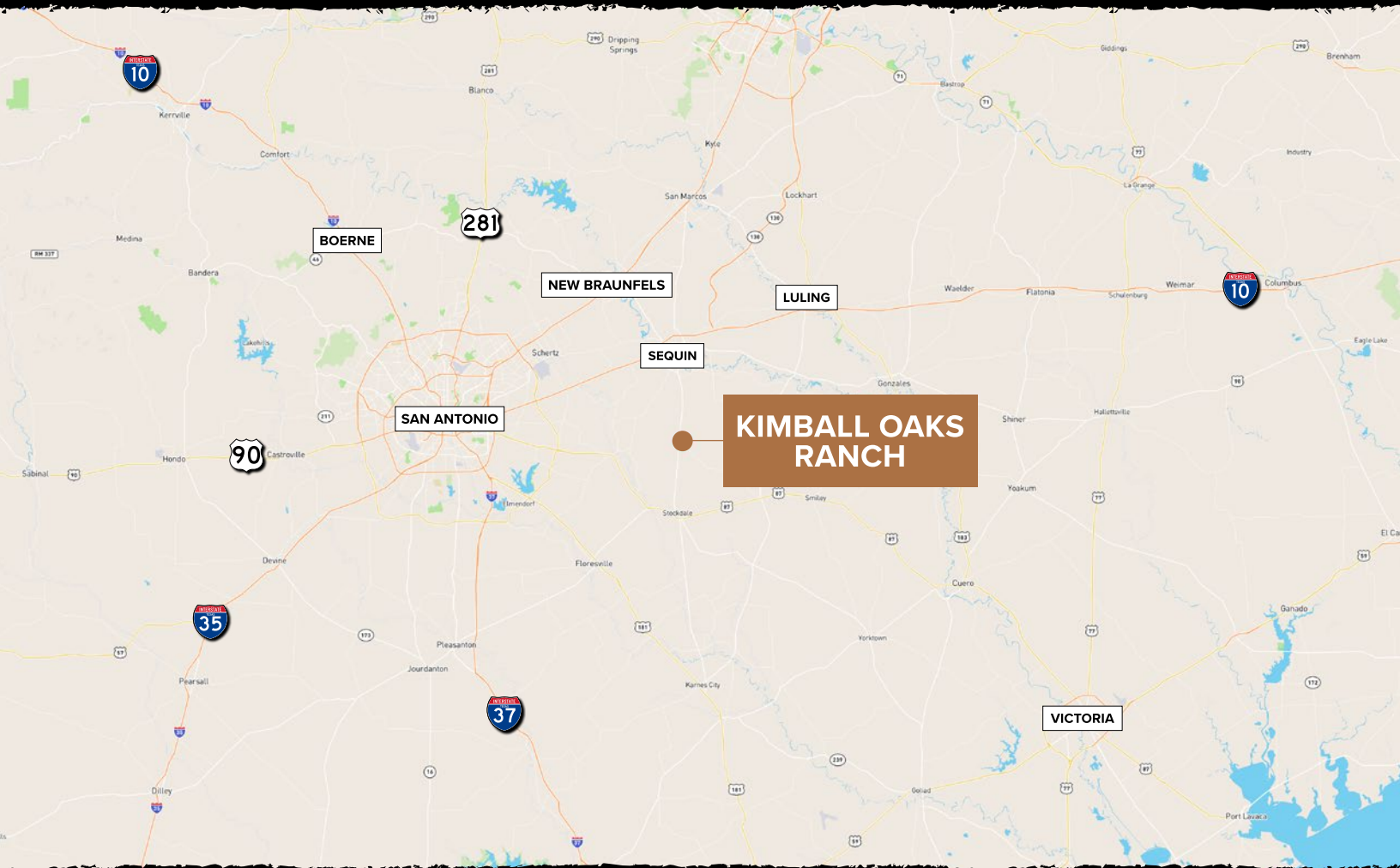
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