

42 Acres on Lake McQueeney

- 202' of water frontage on popular Lake McQueeney (A dammed section of the Guadalupe River)
- All except a very small piece of the property is out of the floodplain.
- Property is nestled between two large parcels of land that cannot be subdivided. There are sixty five acres on the west side and 35 acres on the East side. You will always have a lot of wide open space.
- The property is AG exempt which means extremely low taxes.
- A person can have livestock as well as grow hay on the property.
- It is both open field as well as hilly and wooded property with large mature trees.
- There is a natural spot for a large pond. It holds water but should have some sort of sealant, clay, etc. added to the sides for better water retention.
- There is a windmill and well on the property that could possibly be used to keep the pond full or even irrigate with.
- The fencing is in very good shape and there is currently cattle roaming the property with a large tank for water.
- The neighbor currently leases the land to run cattle on and cut hay which keeps the AG exempt up to date and the property in good shape. The lease can be terminated at any time or extended. He currently pays the water bill plus \$1500 per year to lease it and the taxes run approximately \$100 per year so the property makes money as it sits.
- The view across the river is of beautiful mature trees, not houses, which should more than likely stay that way due to the floodplain across the lake. I believe that property across the river is owned by the golf course - but the buyer would need to verify.
- The part of the lake where the property is located is very quite. Most boaters do not venture that far upstream so you never have much boat noise even on the busiest days. Great swimming and fishing.
- The property is big enough where you could have horses, cattle, goats, sheep etc. You could also have a landing strip for an ultra-light airplane, trails for riding quads, motorcycles or mountain bikes. You could also have an area for shooting guns or hunting quail or doves. There are many deer on the property which I personally would not shoot because they are fun to watch and see periodically.
- A home could be built close to the water and have fantastic views both upriver and downriver. Hwy 46 far enough away not to be heard from the river.
- This property is conveniently located close to New Braunfels, Schlitterbahn water park, Circuit of the Americas F1 race track, San Marcos, Austin, San Antonio and the Hill Country.
- This is one of the last big private properties located on Lake McQueeney. Don't miss this rare opportunity to own this exquisite property where you could build your exclusive private estate.
- Owner financing available