

# Market Realty, Inc.

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## Offices in Brenham\*Burton\*Carmin



## Easement from FM 466 Seguin, TX \$825,000 for 300 acres

Excellent hunting ranch with secluded, private location near Seguin, Texas, between Houston and San Antonio with easy access to I-10. Offered for only \$2,750 per acre!! Completely high fenced with 8' high fencing, \$100K cost to seller. Good native blue stem grass affording lots of cover to accommodate a white tail deer herd from Keith Warren's breeding program. Property has 3 surface ponds, well-drained sandy soil, and rolling terrain. Transferable MLD permit with Texas Parks and Wildlife. Multiple deer blinds and feeders to remain with the property. Property is accessed via 3+ mile easement from FM 466 and seller will bring electricity to the property with suitable offer. In vicinity of the historic "El Capote Ranch" and surrounded by large acreage properties. Close proximity to water recreation in San Marcos and New Braunfels. For more information contact listing broker, Roger Chambers at 979-830-7708 or Susan Kiel at 979-251-4078.

### "THE MARKET TEAM"

Broker: Roger Chambers  
Broker Associate: Susan S. Kiel



Vivroux Ranch Rd

FM 466 or Capote Ranch Rd

Keith Warren  
Ranch

30' wide  
EASEMENT  
INTO PROPERTY

SUBJECT

4,780'

3,064'

2,938'

3,514'

698'

**LINES AND MEASUREMENTS  
ARE AN APPROXIMATION**

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





698'

4,780'

SUBJECT  
300 ACRES

3,514'

1415 ft

© 2012 Google

Google earth

3,064' 30' wide  
easement into  
property

2,938'