

490 Vogel Ln, San Marcos, TX 78666

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Same owner for 27 years with many wonderful memories. 4 bedroom, 2 1/2 bath: *Lower level is steel construction. Primary suite addition is traditional wood frame construction and not reflected on Appraisal District sq ftg (sunroom & primary suite).*

18.5 acres in Navarro ISD:

- Ag Exempt for hay production.
- All mineral rights will convey to the Buyer.
- No restrictions
- Only bottom (approx 4 acres) of lower pasture is in FEMA flood plain due to Lake.

Entry sunroom with windows overlooking custom pool.

DeMeo swimming pool with waterfalls, built in table with umbrella stand and stools. 8' deep end keeps pool refreshing and cool in the summer. Pool located on East side of home with lots of shade. Pool equipment shed protects equipment during freezes and provides extra storage. Covered patio and hot-tub along with large fire pit for s'mores with the family.

Stocked, spring fed fishing pond has never gone dry! Bass, catfish, perch.

Plentiful dove, deer, and wildlife due to proximity to Dreibrodt Lake.

Detached 30x50 Garage/Workshop with 2 rollup doors and room for 4+ vehicles. Terrific for project cars, motorcycles, and ag mechanics.

33x53 Covered RV parking with both 110 and 220 power and overhead lighting. This could easily be a hay barn or finished out to a horse barn.

HVAC new in 2021. Metal Roof.

Proximity to San Marcos, SH130, New Braunfels, and Seguin and right between Austin/San Antonio. 10 minutes to the San Marcos Tanger and Prime Outlet Malls. Area recreation includes San Marcos, Comal and Guadalupe River Tubing/kayaking, Live Music in Gruene and Wimberley and surrounding areas.