

\$2,772,000 - 6003 Nockenut Rd, Seguin

MLS® #1745731

\$2,772,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 189.00 Acres

N/A, Seguin, TX

Welcome to the Oak Haven Ranch, a breathtaking 198 +/- acre property situated in highly sought-after Guadalupe County, Texas. This expansive ranch offers a harmonious blend of natural beauty, privacy, and a strategic economic location. Oak Haven Ranch features a power meter on-site, with essential electric infrastructure already in place. Access to the property is granted through a private electric gated entrance, ensuring security and exclusivity. Two water wells further enhance the convenience, guaranteeing a reliable water supply. Boasting approximately 1,400 ft of blacktop road frontage, Legacy Oak Haven Ranch is easily accessible. Positioned in an area of rapid expansion, this ranch is conveniently located 9 +/- miles from HWY 123, 11 +/- miles from Seguin, 25 +/- miles from New Braunfels, 35 +/- miles from San Marcos, and 40 +/- miles from San Antonio. Additionally, the ranch is just 60 +/- miles from Austin, making it an ideal retreat or potential homesite for those seeking both city amenities and rural tranquility. Immerse yourself in the diverse flora and fauna indigenous to Guadalupe County, creating a picturesque landscape. For nature enthusiasts, the ranch is home to populations of whitetail deer, dove, and turkey to name a few. Distinctive elevation changes add character to the land, offering numerous homesite opportunities. Water features include a stock tank providing a year-round water source and Sandies Creek that runs



through a portion of the property, attracting native animals while adding geological diversity. Don't miss the opportunity to own this unique and versatile property. The immaculate Oak Haven Ranch invites you to explore its endless possibilities, from serene retreats to potential homesites and even investment endeavors. 198 +/- AC in sought after Guadalupe County Investment potential Power meter on site and infrastructure in place Private electric gated entrance Two water wells in place Endless homesite options Property is fully fenced Beautiful large oak trees and other hard woods Endless amounts of flora and fauna indicative to Guadalupe County Loaded with wild game such as whitetail, dove, and turkey Distinctive elevation changes further enhancing the properties allure and homesite opportunities Stock tank in place providing am ample water supply year round Sandies Creek runs through a portion of the property providing even more diversity and resources for native wildlife Endless amounts of seclusion! Approximately 1,400 ft of blacktop road frontage 9 +/- miles from HWY 123 11 +/- miles from Seguin 25 +/- miles from New Braunfels 35 +/- miles from San Marcos 40 +/- miles from San Antonio 60 +/- miles from Austin

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1745731
List Price	\$2,772,000
Sale Price	\$1,909,272
Sale Date	June 27th, 2024
Bathrooms	0.00
Acres	189.00
Type	Farms and Ranches
Sub-Type	Farm/Ranch

Status Sold

Community Information

Address 6003 Nockenut Rd
Subdivision N/A
City Seguin
County Guadalupe
State TX
Zip Code 78155

Amenities

Utilities Electricity, Water

School Information

District Seguin ISD
Elementary Call District
Middle Call District
High Call District