

DESCRIPTIVE INFORMATION

LOCATION: Approximately 1.8 miles frontage on SH 130 (Toll). Closest SH 130 on/ off ramps are at FM 621 (north side) and at FM 20 (south side). Property is ~10.5 miles from San Marcos city limits; ~11.0 miles from have minimal effect on the marketability Seguin city limits.

ACCESS: From SH130(Toll) @ FM 621, ~4 miles via existing paved roads; From SH130(Toll) @ FM 20, ~3 miles via existing paved roads. See map for route details.

SCHOOL DISTRICT: San Marcos CISD Water: Crystal Clear Special Utility & Seguin ISD

ZONING: Guadalupe County

EASEMENTS: Easements normally associated with existing electric distribution lines; Gas transmission line (operated by Energy Transfer Company); Hazardous liquids

products gas line (operated by Flint Hills Resources, LC); Other easements, if any, (to be identified by survey) expected to be typical of ranches in the market area and of the Property

UTILITIES:

Electricity: Guadalupe Valley Electric Co-op. Distribution lines along northwest, north and east boundaries.

District {www.crystalclearsud.org}.

Sewer: None. CCSUD & Guadalupe-Blanco River Authority will participate.

Telephone: Verizon Communications, Inc.

Gas: Propane

NOTICE: Prospective purchasers are urged to conduct such independent investigations through consultation with legal counsel, accountants, investment advisors, or otherwise as necessary to evaluate and form conclusions regarding the information contained herein. While the data and descriptions have been provided by sources deemed reliable, they are subject to errors and omissions, and their accuracy is not guaranteed. Neither Legacy Ag Group, LLC nor Owner make any express or implied representation or warranty as to the correctness of such data or descriptions.

The offering is subject to prior sale, change of price, and other changes in terms or conditions. Seller, at its sole discretion and without prior notice, may withdraw this property from sale in whole or in part.

FINANCIAL INFORMATION

SALES PRICE: \$ 3,232,350.00

PRICE PER ACRE: \$ 4,950.00

TAXES (Estimated 2018): \$ 2,115.66

WATER RIGHTS: All water rights convey with the Property

MINERAL RIGHTS: Seller retains all mineral rights.



CENTRAL TEXAS RANCH LAND INVESTMENT AUSTIN-SAN ANTONIO CORRIDOR GUADALUPE COUNTY, TEXAS

Situated in the center of "America's Next Great Metropolis" according to Forbes.

I.8 miles Frontage on SH I30 (Toll)

[High-speed tollway connecting IH 10 near Seguin to IH 35 north of Georgetown].

Excellent access to:

- Austin & San Antonio [One-hour drive to downtown areas]
- Austin Bergstrom International Airport [40-minute drive]

Canyon Lake o

rgheim

Comal County (46)

New Braunfels

o Schertz

Bexar County

Bulverde o

San Antonio national Airport

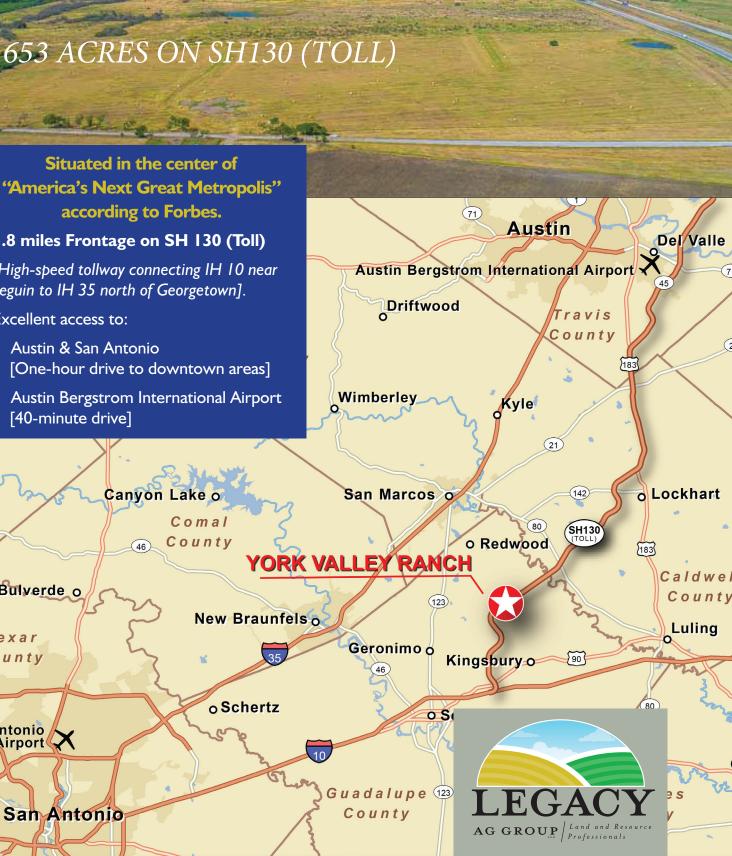
San Antonio

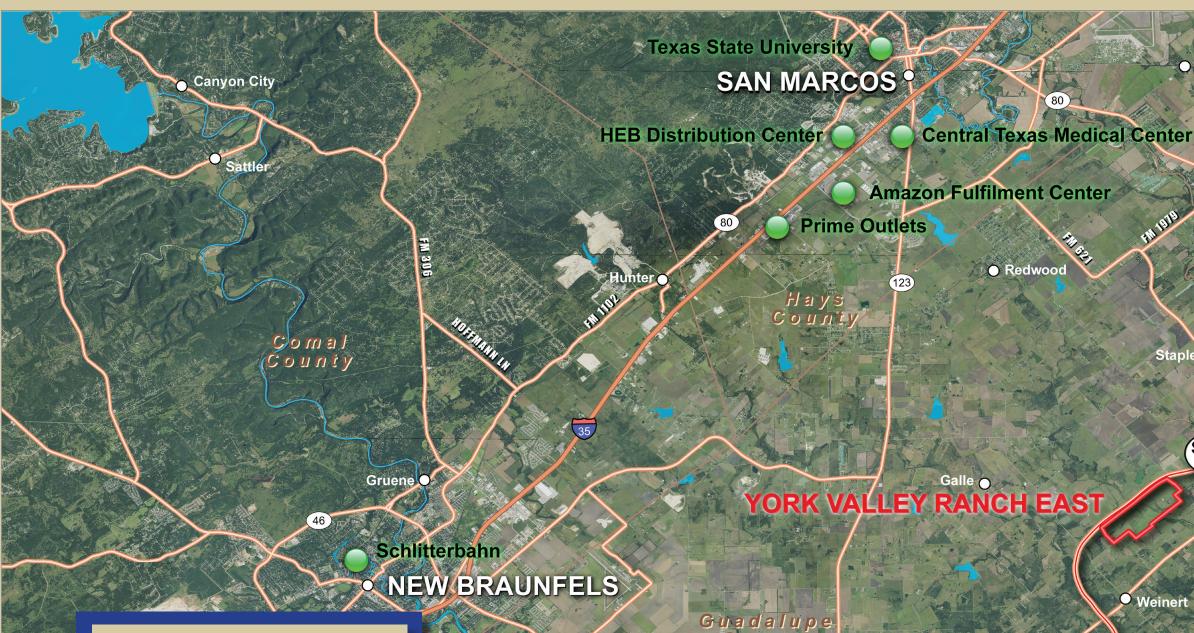


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THE AREA

Prime Location within one of the nation's fastest-growing populations. Approximately equidistant from San Marcos and Seguin - home to employers that include Amazon Fulfillment, Caterpillar, Continental Automotive Systems, and a variety of educational institutions.

INVESTMENT OPPORTUNITY

- Prominent Location / SH130 (Toll) Frontage
- Established Municipal Utility District
- Outside City Limits / ETJs

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- Potential Subdivide / Variety of Uses
- Farm Lease / Ag-Exempt Property Tax Basis

COUNT

O Geronimo

SEGUIN

Continental Automotive

McQueeney O

46

Caterpillar



O Martindale

Maxwell

Austin-Bergstrom International Airport

Caldwe Count

Staples C

SH130 (TOLL)

Fentress

Prairie Lea 🔾

O Weinert

THE PROPERTY

Open, gently rolling land with several ponds. York Creek runs through the Property in a southeasterly direction. The perimeter is fenced, with additional fences dividing the Property into pastures & traps that facilitate efficient crop, grazing and livestock management. A network of typical pasture roads provides access to interior areas.

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