



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 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 & 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 have minimal effect on the marketability of the Property

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

Water: Crystal Clear Special Utility District {www.crystalclearsud.org}.

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

Telephone: Verizon Communications, Inc.

Gas: Propane

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

653 ACRES ON SH130 (TOLL)

Situated in the center of
“America’s Next Great Metropolis”
according to Forbes.

1.8 miles Frontage on SH 130 (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]



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.



LEGACY
AG GROUP LLC

For additional information contact:

JODIE RAPP

Office: (512) 551-9580

Mobile: (806) 236-1453

jwrapp@legacyaggroup.com

LEGACYAGGROUP.COM



