

# YOUNGS CREEK FARM



DR

DR

DULLNIG  
RANCH SALES



## DESCRIPTION

Aptly named for Youngs Creek that traverses through it, Youngs Creek Farm consists of approximately 130± acres of dryland farm, and 30± acres of native brush. With less than 20% located in the 100-year flood plain and conveniently located in Seguin ISD, this property has great future development potential.

## IMPROVEMENTS

A metal equipment barn with a small office sits close to the front gate, and sits on a good caliche pad for all weather access. Property is fenced into two pastures, one consisting of farmland which is fenced with hog panel fencing, and the other of native brush with 5-strand barbed wire. There is electric, and a water meter with Green Valley Special Utility District in place at the barn.

***161± Acres***

***Guadalupe County***



*161± Acres*  
*Guadalupe County*

## **WATER**

City water and meter are located at the front of the property. Approximately 1880' of Youngs Creek traverses the property, with potential to dig a large pond or lake along it.

## **WILDLIFE**

The sunflowers make for some robust dove hunting, while White-tailed deer, varmits and other native wildlife can be found throughout.



***161± Acres***

***Guadalupe County***

## VEGETATION/TERRAIN

This ranch has a gentle slope from front to back dropping +-50'. The front 130± acres is currently planted with sunflowers, with the back portion featuring native brush. Large mesquites, scattered oaks, and a mix of other hardwoods are found throughout. .

## MINERALS

50% of owned minerals to convey.

## TAXES

Agricultural Exempt taxes \$1,316± annually.

## SCHOOL DISTRICT

Seguin ISD



***161± Acres***  
***Guadalupe County***



***161± Acres***  
***Guadalupe County***

# MAP

[Click here to view map](#)



***161± Acres***  
***Guadalupe County***



**161± ACRES GUADALUPE COUNTY  
1081 YOUNGSFORD LN  
MCQUEENEY, TX 78124**

Youngs Creek Farm is located near Marion, Texas. 1.5± miles west of Lake McQueeney, 6± miles south of New Braunfels (IH 35 & Hwy 46). 6.5± miles from downtown Seguin.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: [trec.state.tx.us/pdf/contracts/OP-K.pdf](http://trec.state.tx.us/pdf/contracts/OP-K.pdf)

**PROPERTY WEBSITE**

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**VIDEO**

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