

Jack Rabbit Ranch
2525 Farm to Market Road 2623
Geronimo, TX 78155

\$1,800,000
80± Acres
Guadalupe County



Jack Rabbit Ranch
Geronimo, TX / Guadalupe County

SUMMARY

Address

2525 Farm to Market Road 2623 null

City, State Zip

Geronimo, TX 78155

County

Guadalupe County

Type

Ranches, Business Opportunity, Undeveloped Land, Recreational Land, Hunting Land, Farms

Latitude / Longitude

29.665388 / -97.942621

Acreage

80

Price

\$1,800,000

Property Website

<https://capitalranchsales.com/property/jack-rabbit-ranch/guadalupe/texas/96010/>



PROPERTY DESCRIPTION

Overview:

Discover an exceptional opportunity with Jack Rabbit Ranch, an 80-acre property nestled in the heart of Texas. This versatile tract offers immense potential, ideal for a variety of pursuits from a thriving business venture to a private recreational retreat. Whether you envision a productive farm, investment, or a place to build your dream ranch homestead, this ranch is ready to work today with excellent upside for the future.

Location:

Situated 2± miles from Geronimo, Texas, within Guadalupe County, Jack Rabbit Ranch benefits from a desirable location. Moreover, the property is just 8± miles from Seguin, 15± miles from New Braunfels, 17± miles from San Marcos, and 44± miles from downtown San Antonio. This area offers a balance of serene rural living with convenient access to local amenities, making it an attractive prospect for both permanent residence and weekend getaways.

Land and Terrain:

Spanning 80 acres, the land presents a ready landscape awaiting your vision. The terrain is level, perfect for developing a custom homestead, establishing agricultural operations, or creating a private recreational haven. Roughly half a mile of wet-weather creek crosses the property.

Improvements and Infrastructure:

The ranch has working pens and multiple barns including a hay barn, equipment barn, and cattle sheds. There is also a new barbed wire fence that runs along FM 2623, along with cross fencing. The property offers a pristine opportunity for new development, allowing an owner to design and implement any desired improvements from the ground up. This unconstrained environment provides the ultimate flexibility to construct custom structures, create infrastructure tailored to specific needs, or maintain the land in its natural state for maximum privacy and enjoyment.

Water and Utilities:

Crystal Clear Rural Water (2" line + meter) is available at the front of the property with a current meter in use, and electric service is also accessible. There is also a water well with a windmill in place that would need to be reworked. The property provides a clean slate for establishing essential services, allowing a new owner to choose and implement water sources and utility connections that best fit their development plans.

Current and Potential Use:

Currently in agricultural use with livestock on the property and an ag valuation in place, this ranch is ready to work today with excellent upside for the future. This property is a multi-faceted investment, perfectly suited for ranches, business opportunities, land ventures, recreational pursuits, and farms. Its current state provides the chance to mold it into anything from a productive agricultural enterprise to a serene private ranch, and more!

Access and Easements:

The property offers straightforward access via FM road 2623, ensuring ease of entry and exit for owners and visitors.

Remarks:

This tract is a versatile opportunity for ranchers, homeowners, or investors as the Geronimo area continues to grow.



Jack Rabbit Ranch
Geronimo, TX / Guadalupe County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

J. Boyd Vaughan

Mobile

(830) 400-9108

Email

Jboyd@capitalranchsales.com

Address

City / State / Zip

New Braunfels, TX 78130

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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