

**Wright Ranch**  
TBD S State Hwy 123  
Seguin, TX 78155

**\$2,590,000**  
202± Acres  
Guadalupe County



**Wright Ranch**  
**Seguin, TX / Guadalupe County**

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**SUMMARY**

**Address**

TBD S State Hwy 123

**City, State Zip**

Seguin, TX 78155

**County**

Guadalupe County

**Type**

Ranches, Hunting Land, Recreational Land

**Latitude / Longitude**

29.416245 / -97.952497

**Acreage**

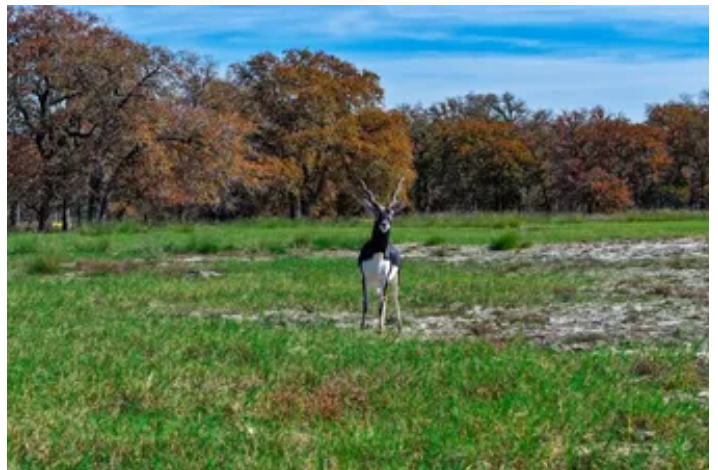
202

**Price**

\$2,590,000

**Property Website**

<https://capitalranchsales.com/property/wright-ranch-guadalupe-texas/95980/>





## **PROPERTY DESCRIPTION**

### **Property Overview**

Welcome to the Wright Ranch, a working cattle ranch totaling 202+- acres South of Seguin, in Guadalupe County. The well laid out property offers a mix of productive land, water resources, and improvements, making it ideal for livestock, recreation, or investment purposes. The Wright Ranch boasts a legacy of land stewardship as shown by the attention to detail and passion the current owner has for agriculture. With sandy loam soil, mixed hardwoods, and improved pasture, the Wright Ranch provides diverse land use options. A deep water well, multiple ponds, and an extensive high fence enhance its functionality. It is conveniently located off of Hwy 123 just 45 miles from San Antonio, 11 miles south of Seguin, and 63 miles from Austin.

### **Land**

- **Size:** 202 acres
- **Soil:** Sandy loam
- **Vegetation:** Mixed hardwoods (100+- ac)
- **Pasture:** 55 acres of improved pasture, 45+- acres of native pasture
- **Road Frontage:** 1,950 feet
- **Current Use:** Livestock (Previously used for exotics)

### **Water**

- **Well:** 800 feet deep, 8-inch casing (installed in 1956); Pump: Unknown size; reportedly replaced in 2012, Electrical: 100-amp, 220V fuse breaker
- **Usage:** Flood irrigates pasture, fills cattle troughs, and has the capability to fill both ponds
- **Ponds:** Two ponds, one aerated by a windmill
- **Water System:** Storage tank with gravity feed to catch pens and water troughs

### **Improvements**

- **Electrical Meters:** Two active (one at the well, one at the barn); additional unused meters from previous homesites not active
- **Barn:** 4,000 sq. ft.
- **Fencing:** 176 acres high-fenced, perimeter fence is low fenced
- **Fenced-Off Paved Road:** Located outside of the high fence
- **Fiber Internet:** Available on-site
- Older shed adjacent to barn
- Working pens near the front gate

### **Wildlife**

- Whitetail deer
- Blackbuck
- Hogs
- Dove
- Turkey
- Population count unknown

### **Location & Accessibility**

- San Antonio: 45 miles
- Seguin: 11 miles south
- Austin: 63 miles

### **Items to Note:**



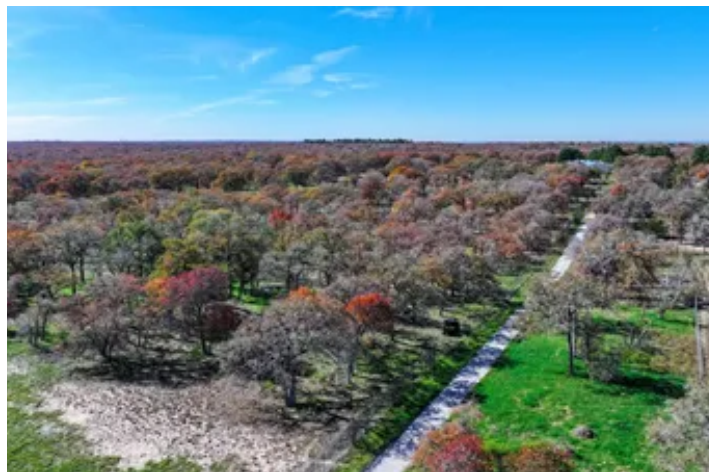
- **Cell Tower:** Located at the front of the property (lease to be retained by the owner)
- **Restrictions:** Light property restrictions
- There is a neighboring owner who uses the paved road easement to access their property.

### **Key Features**

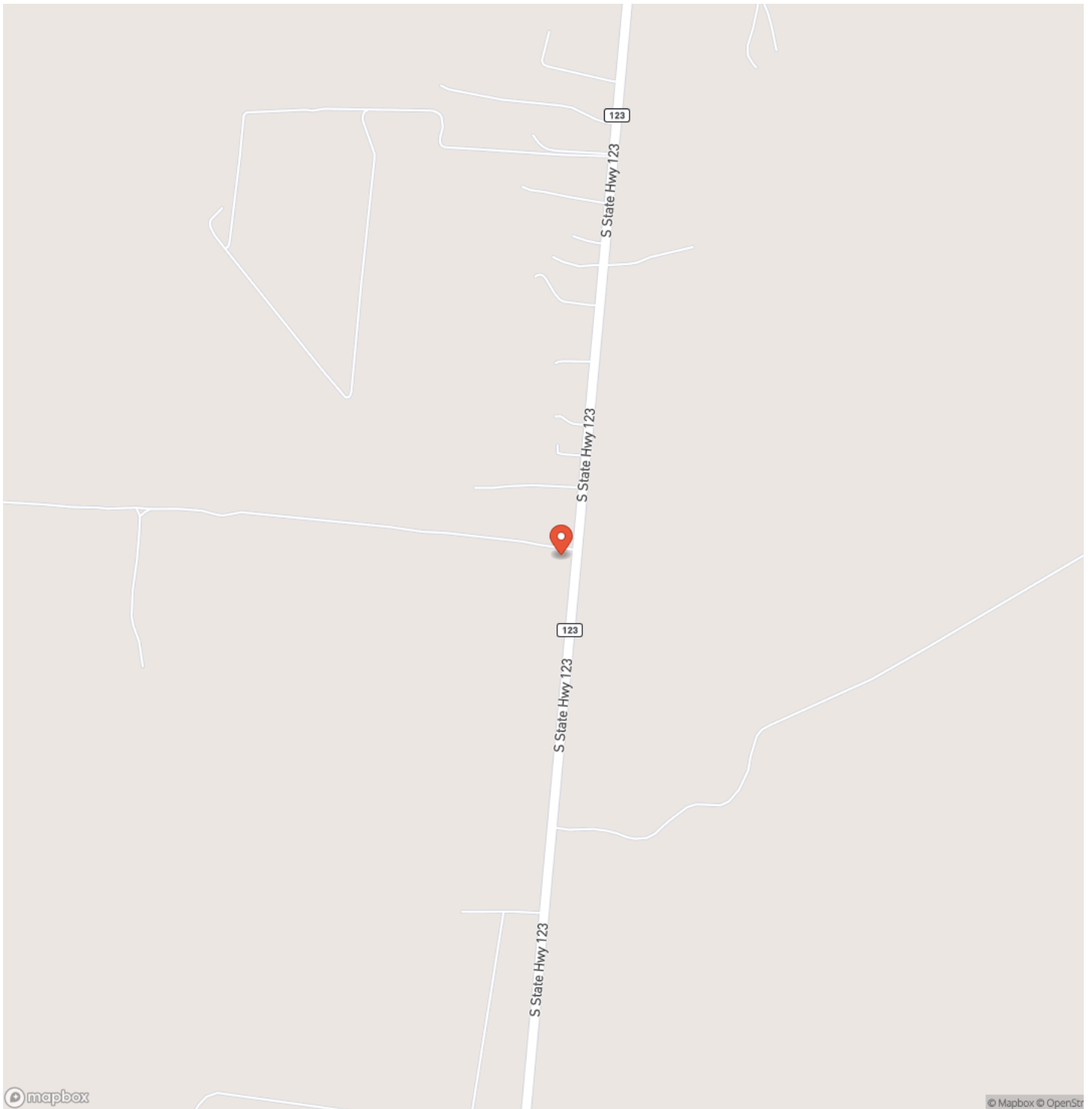
- 202 acres of versatile land
- 55 acres of improved pasture
- 1,950+- feet of Hwy 123 road frontage
- 800+-ft deep well with 8-inch casing
- Two ponds, one windmill-aerating the pond
- 4,000+- sq. ft. barn
- 176 acres of the 202 acres high-fenced
- Previously used for exotics, now for livestock
- Fiber internet access
- Fenced-off paved road outside the high fence
- Convenient location near San Antonio, Seguin, and Austin



Wright Ranch  
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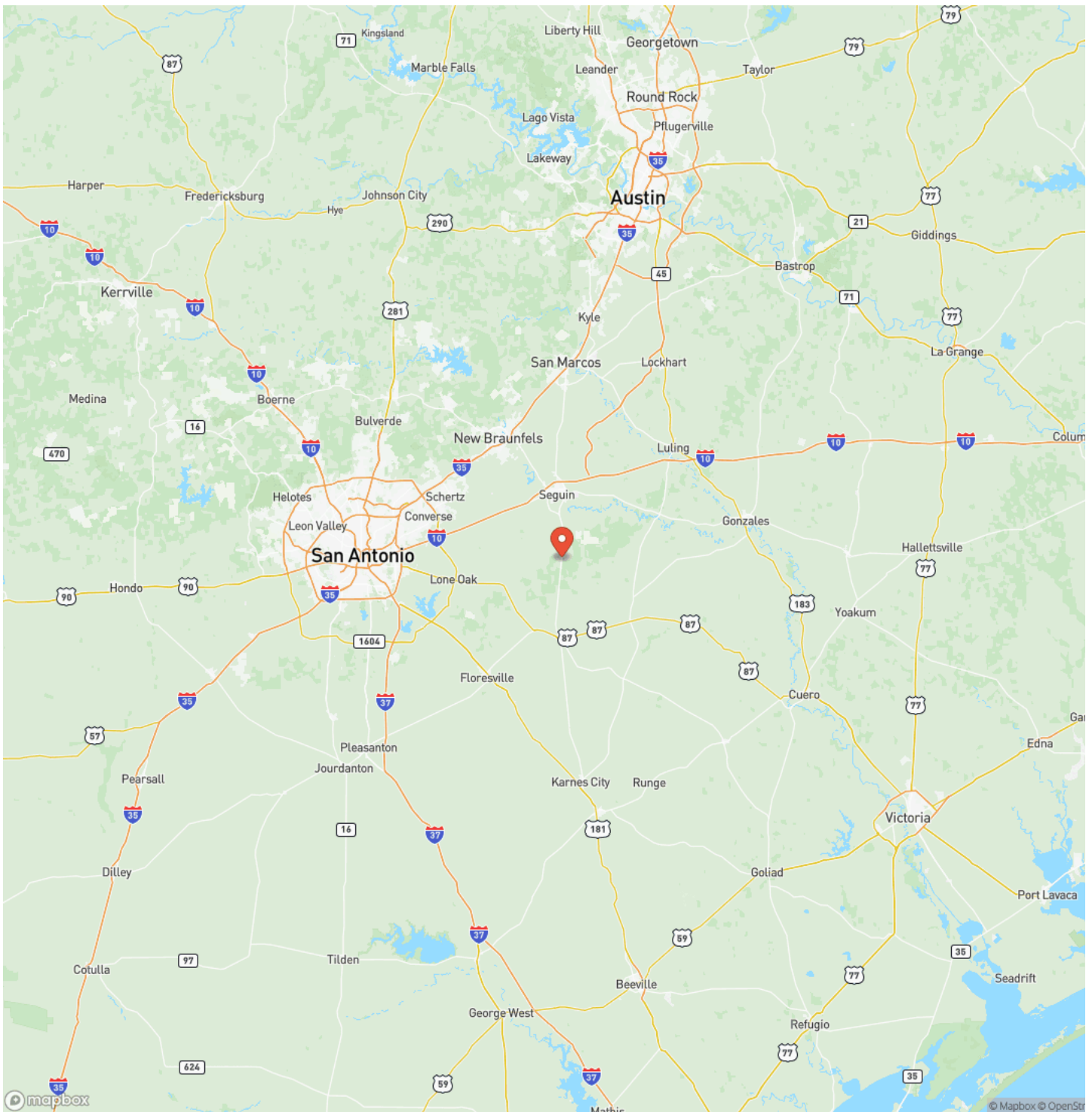


## Locator Map



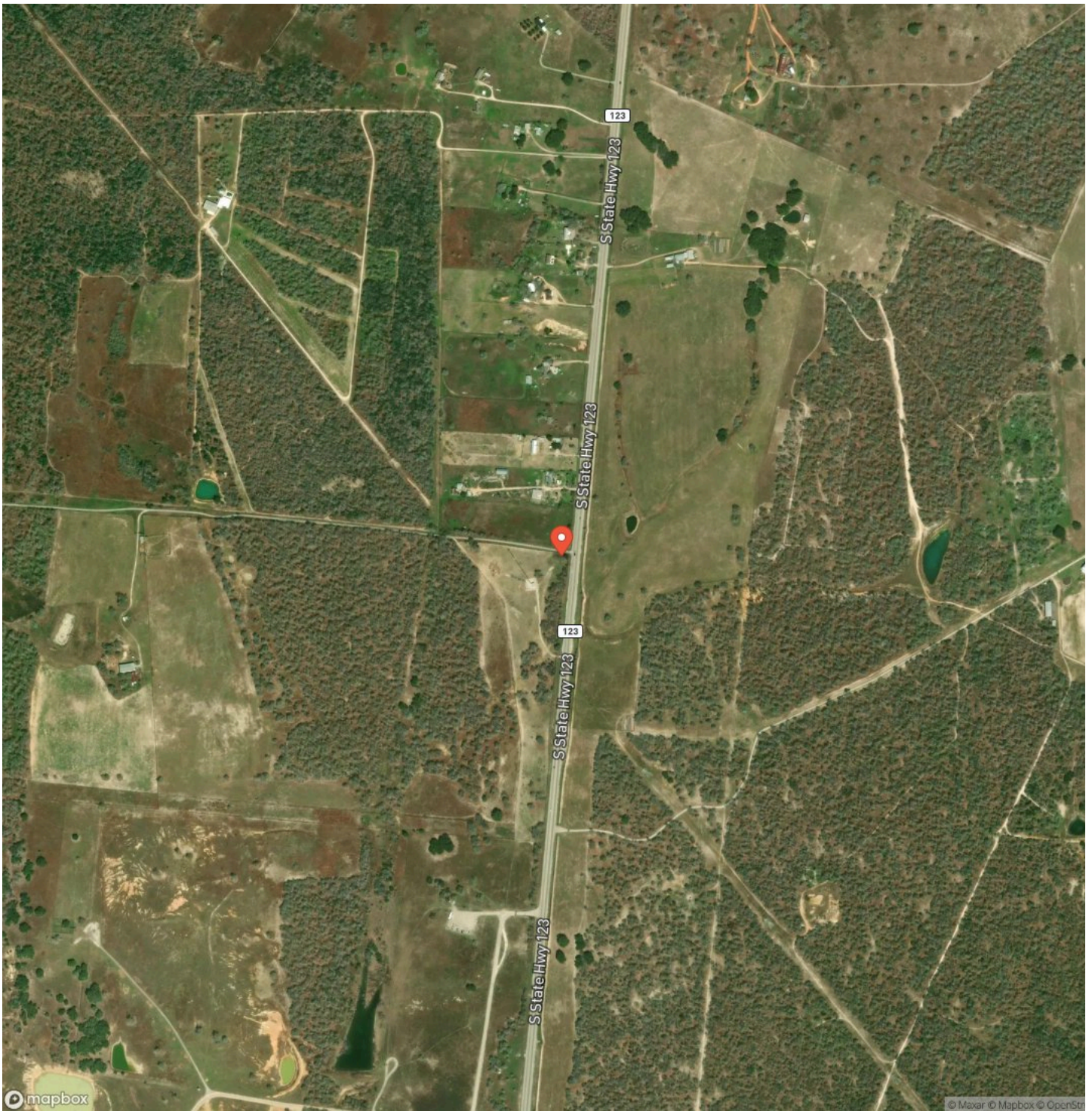


## Locator Map





## Satellite Map





## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

J. Boyd Vaughan

## Mobile

(830) 400-9108

## Email

Jboyd@capitalranchsales.com

**Address**

City / State / Zip

## NOTES

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**MORE INFO ONLINE:**  
**[www.capitalranchsales.com](http://www.capitalranchsales.com)**



## **DISCLAIMERS**

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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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