

**NB Oaks Ranch**  
28084 Delafield Drive  
New Braunfels, TX 78132

**52.56± Acres**  
**Comal County**



**NB Oaks Ranch**  
**New Braunfels, TX / Comal County**

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**SUMMARY**

**Address**

28084 Delafield Drive

**City, State Zip**

New Braunfels, TX 78132

**County**

Comal County

**Type**

Ranches, Recreational Land, Hunting Land

**Latitude / Longitude**

29.71572 / -98.27482

**Dwelling Square Feet**

2,210

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

52.56

**Property Website**

<https://capitalranchsales.com/property/nb-oaks-ranch/comal/texas/96014/>



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**PROPERTY DESCRIPTION**

**Overview:**

NB Oaks Ranch features 52.65 acres for sale in Comal County, Texas. This property presents multiple opportunities including private ranch living, hunting, commercial development, or potential subdivision. The lands combination of open pasture, mature oak trees, and a gently rolling terrain make it a versatile and attractive investment in one of the fastest-growing areas of Central Texas.

**Location & Access:**

The ranch is ideally located just 9 miles from New Braunfels, 8 miles from Garden Ridge, 17 miles from Canyon Lake, and 31 miles from San Antonio. Access is convenient from two entry points one through a private gated entrance on Delafield Road and another offering 60 feet of frontage on FM 1863. The dual access points enhance the property's suitability for both residential and commercial use.

**Land & Water:**

The land is a balanced mix of improved pasture and mature hardwoods, highlighted by numerous oak trees. The terrain is gently rolling and traversed by several ranch roads and trails that create easy access across the acreage. A pond provides a water source for wildlife and livestock. The layout of the property offers privacy while maintaining accessibility for future improvements or development.

**Wildlife & Hunting:**

The ranch supports a healthy population of native wildlife including whitetail deer, turkey, and dove. Several hunting blinds and feeders are in place, making the property ready for year-round recreational use.

**Improvements:**

A 2,210 square-foot custom ranch house sits on the property, offering three bedrooms and three bathrooms. The well-built home features an open floor plan, a floor-to-ceiling brick fireplace, a large kitchen island, and a screened-in back porch ideal for enjoying the peaceful setting. An attached two-car garage adds further utility to the home. Additional improvements include multiple enclosed outbuildings and corrals, providing functionality for livestock or equipment storage. Moreover, the property is fully fenced and well maintained.

**Utilities:**

Two water wells serve the ranch, supplying water to the home and property. Electricity is already established on site. The property's infrastructure supports both residential and agricultural use.

**Remarks:**

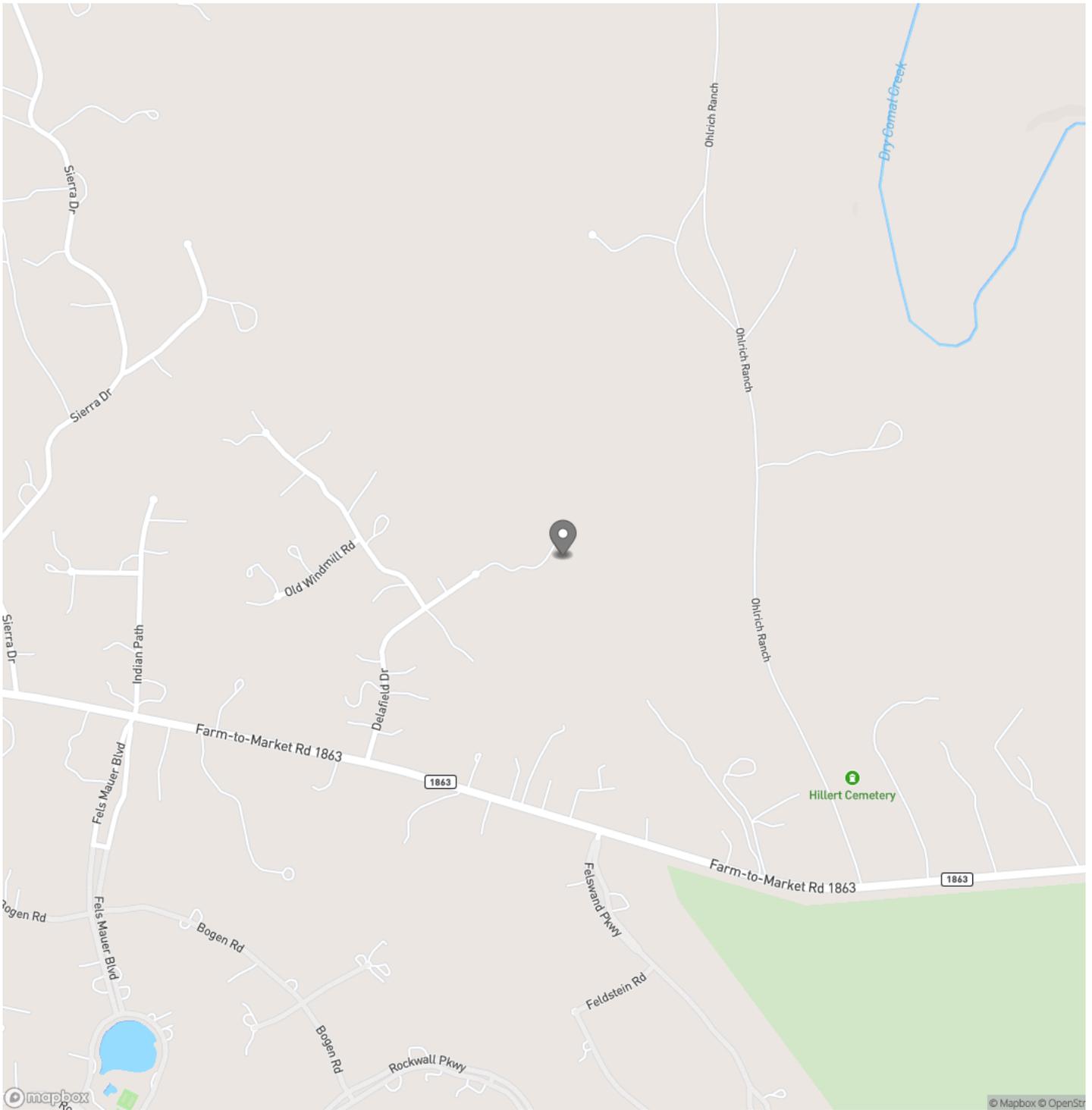
NB Oaks Ranch is surrounded by other large tracts, preserving its private and rural atmosphere while remaining close to urban conveniences. The property currently holds an agricultural valuation, offering potential tax advantages to the new owner. Free from city taxes, the ranch provides a range of opportunities ideal for a homestead, a hunting retreat, commercial investment, or development potential for as small as 5 acre tracts. Its location and land diversity make it a rare find in Comal County, combining country living and proximity to major Texas destinations.



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## Locator Map





# Satellite Map







## **DISCLAIMERS**

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