

NB Oaks Ranch
28084 Delafield Drive
New Braunfels, TX 78132

\$1
52.560± Acres
Comal County



NB Oaks Ranch
New Braunfels, TX / Comal County

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

2210

Bedrooms / Bathrooms

3 / 3

Acreage

52.560

Price

\$1

Property Website

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



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:

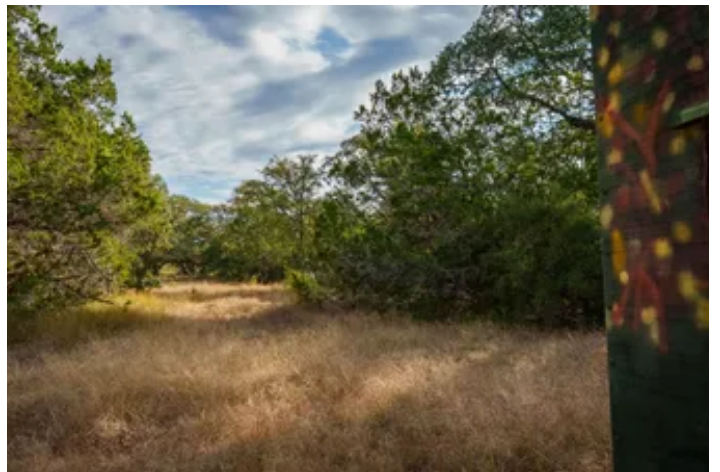
Two water wells serve the ranch, supplying water to the home and property. Electricity is already established on site. The property's infrastructure supports both residential and agricultural use.

Remarks:

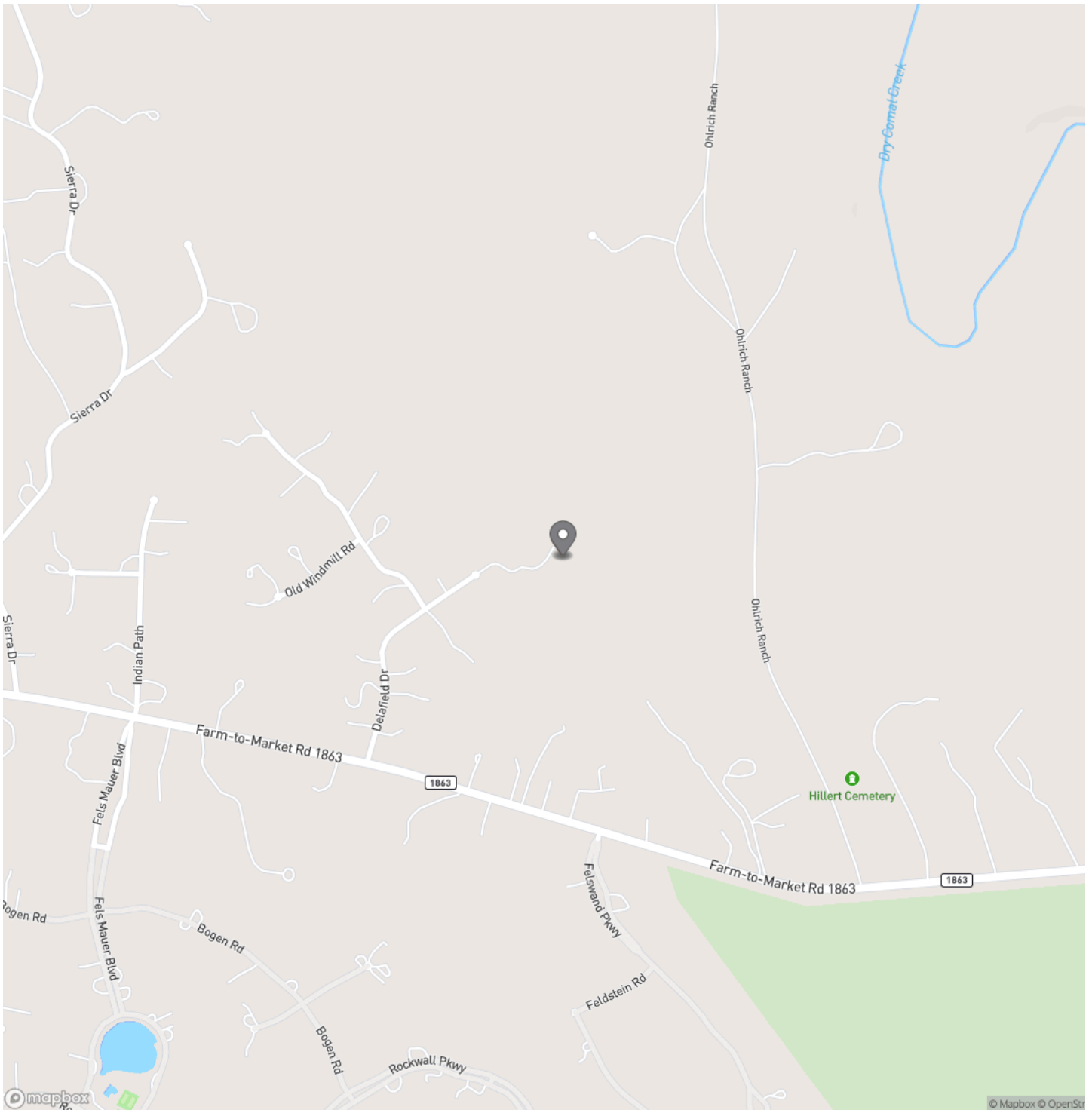
NB Oaks Ranch is surrounded by other large tracts, preserving its private and rural atmosphere while remaining close to urban conveniences. The property currently holds an agricultural valuation, offering potential tax advantages to the new owner. Free from city taxes, the ranch provides a range of opportunities 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.



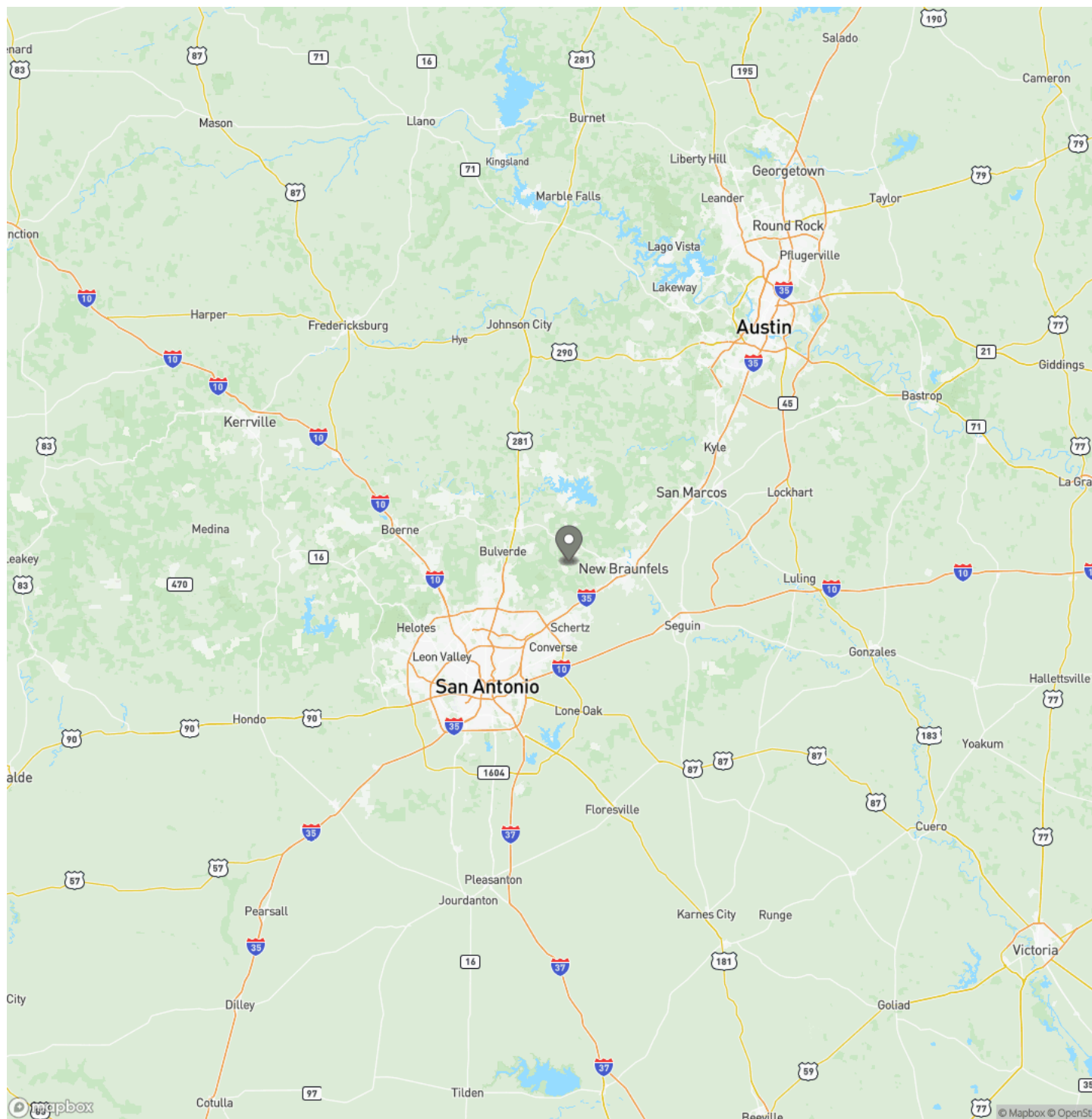
NB Oaks Ranch
New Braunfels, TX / Comal County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Caresse Troppy

Mobile

(512) 749-2204

Email

Caresse@capitalranchsales.com

Address

City / State / Zip

NOTES

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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.



MORE INFO ONLINE:
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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