

**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/>



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

---

**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 pointsone through a private gated entrance on Delafield Road and another offering 60 feet of frontage on FM 1863. The dual access points enhance the propertys 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 propertys infrastructure supports both residential and agricultural use.

**Remarks:**

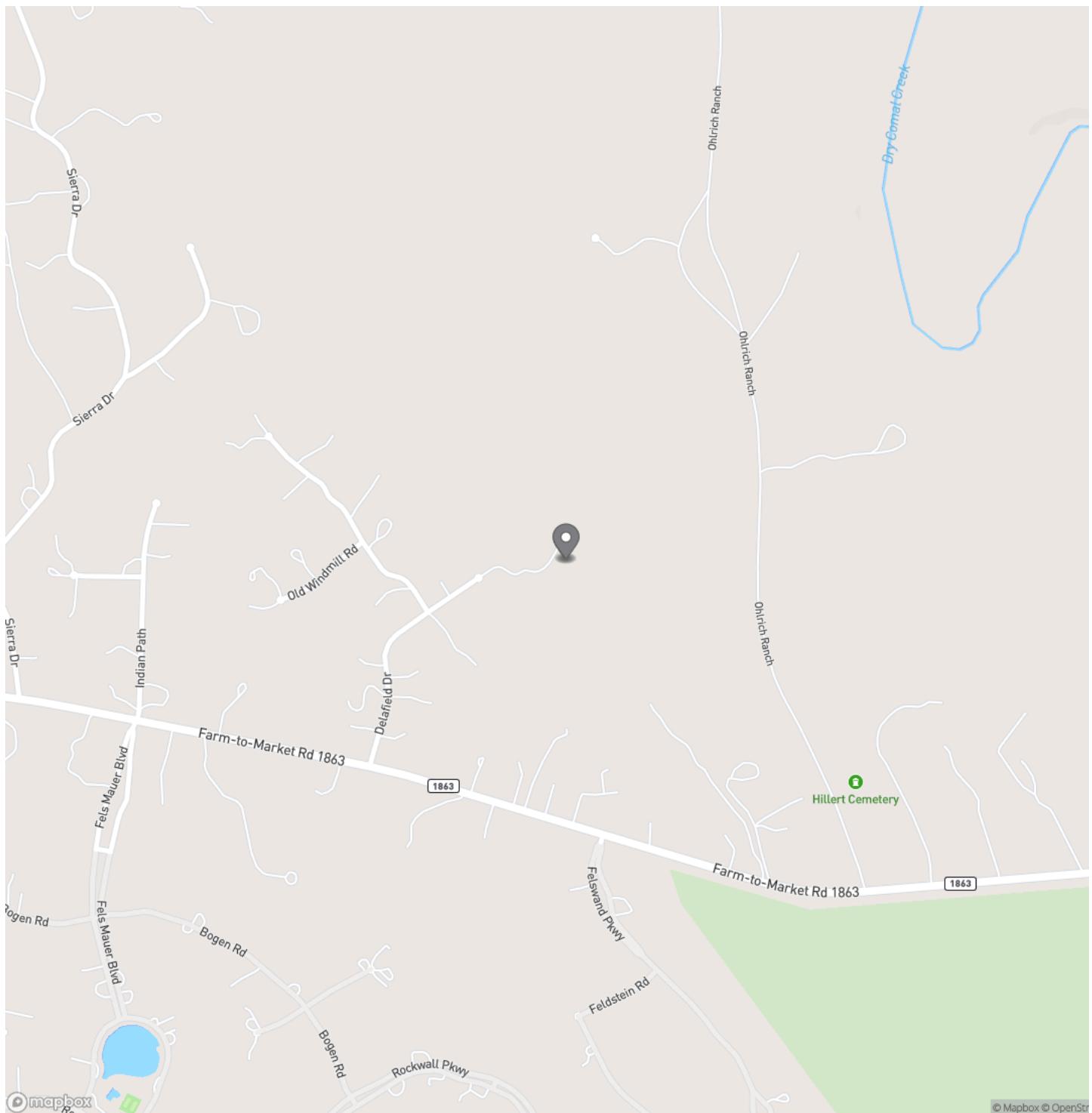
NB Oaks Ranch is surrounded by other large tracts, preserving its private and rural atmosphere while remaining close to urban conveniences. The property currently holds an agricultural valuation, offering potential tax advantages to the new owner. Free from city taxes, the ranch provides a range of opportunitiesideal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

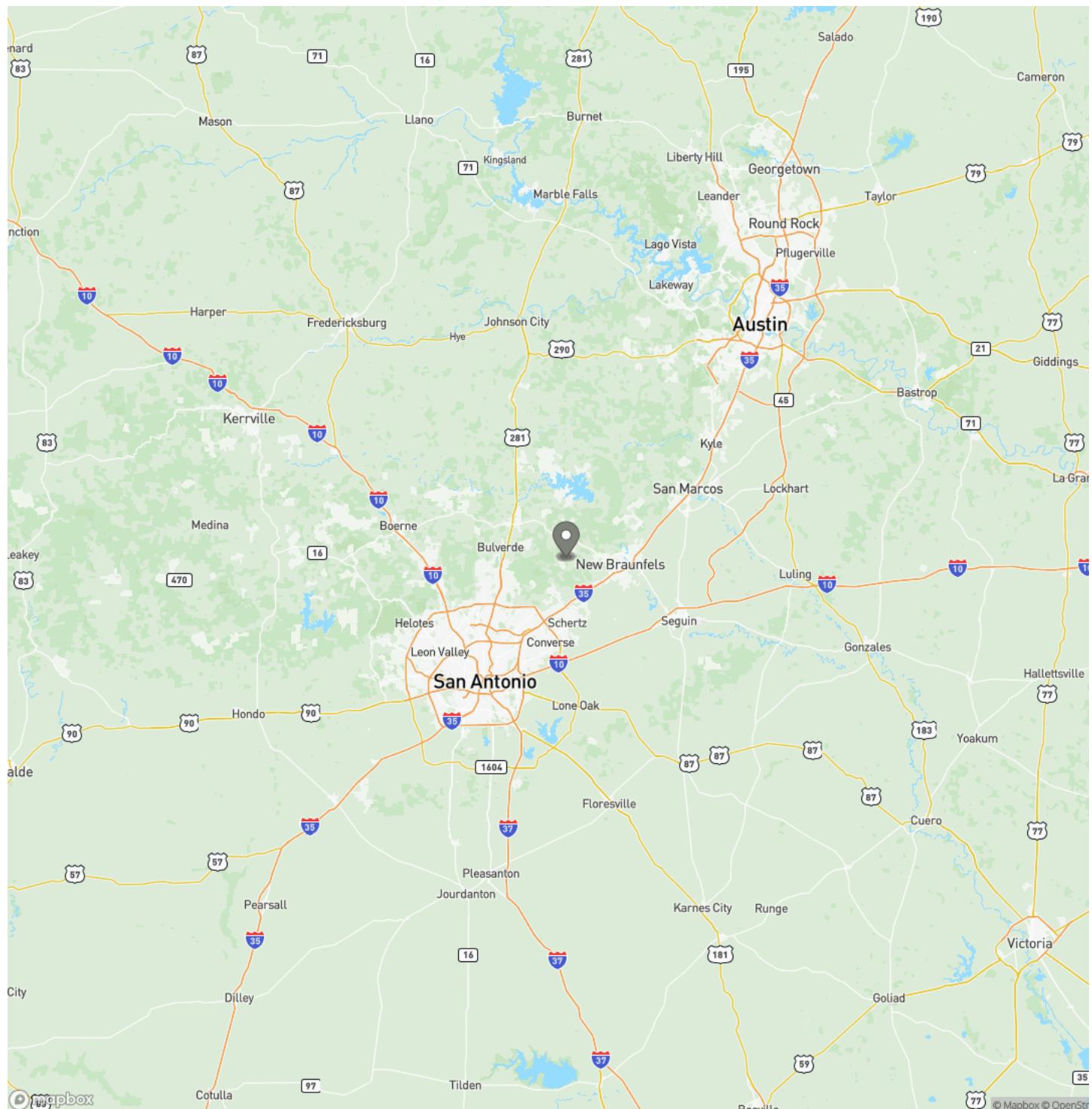
---



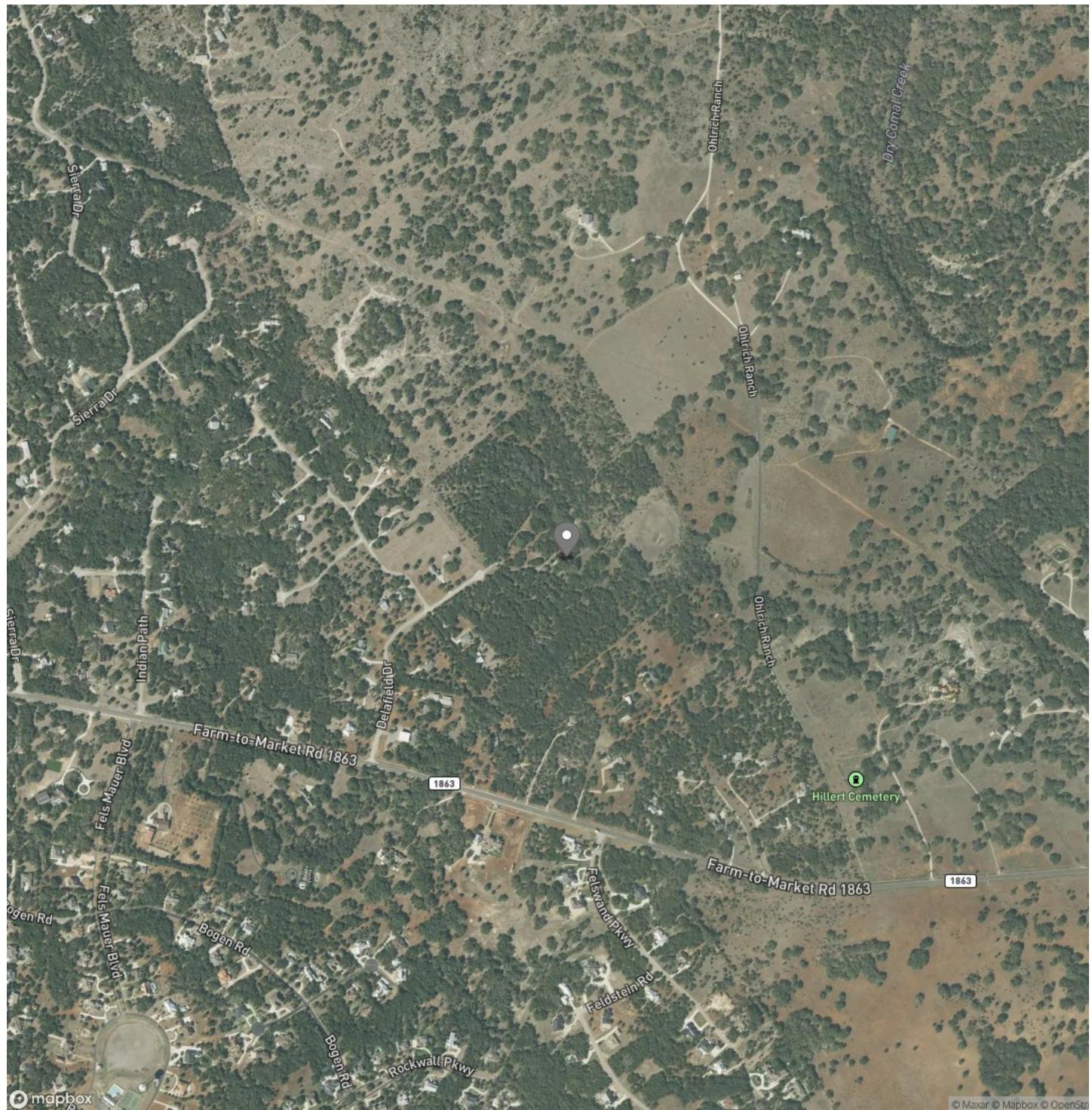
## Locator Map



## Locator Map



## Satellite Map



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

## **LISTING REPRESENTATIVE**



## Representative

Caresse Troppy

## Mobile

(512) 749-2204

Email

[Caresse@capitalranchsales.com](mailto:Caresse@capitalranchsales.com)

## Address

**City / State / Zip**

## NOTES



## NOTES



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



---

**Capital Ranch Sales**  
123 N Seguin Ave  
New Braunfels, TX 78130  
(830) 387-4076  
[www.capitalranchsales.com](http://www.capitalranchsales.com)

---

