



MOCK RANCHES

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HOUSTON

851 BRANCH ROAD, SEGUIN, TX 78155-0011
GUADALUPE COUNTY

28± ACRES | \$953,000



851 BRANCH ROAD, SEGUIN, TX 78155-0011

GUADALUPE COUNTY

PROPERTY DESCRIPTION.

A must see and a great opportunity for you to own a piece of Texas!!

Discover the charm of this gorgeous 28-acre home site in Navarro ISD at 851 Branch Rd located inside the highly sought-after, gated ranch community of Bluestem Reserve. Being one of the highest elevation tracts in Bluestem, you'll enjoy a picturesque hillside view of the rolling terrain and native brush of Guadalupe County, situated minutes from the historic towns of Gruene and Geronimo, Texas! Constructed in 2023, there is a Guada-Coma metallic building spanning 4000 sqft on a solid foundation, complemented by a 2000 sq ft equipment awning along one side. Additionally, a 2000 sq ft, two-story apartment has been started and ready for your final design and completion! The building is equipped with 600amp service from GVEC providing ample power for your new home and outbuildings - this property is completely perimeter fenced, Ag Exempt, and ready for your horses and cattle! A custom pipe entrance is in place and ready for you to design and install a custom, personalized gate. A residential water meter from Crystal Clear SUD has been installed, located inside the perimeter fence and ready to run piping throughout the property. At only \$950 annually, the Bluestem Reserve HOA holds all the residences to the highest of standards and maintains the main gated entrance and roads throughout the subdivision! This homeplace is shovel-ready to build your dream home and start enjoying a blend of luxury and rustic charm!



All information is deemed reliable, but is not warranted by MOCK RANCHES GROUP. All information is subject to change without prior notice.

MOCK RANCHES | FOR SALE

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PROPERTY FEATURES:

Barn, Hunting, Work Shop, Electricity, Rural Water



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PROPERTY TYPE:

Acreage, Cattle Ranch, Farm, Ranch, Recreational Land



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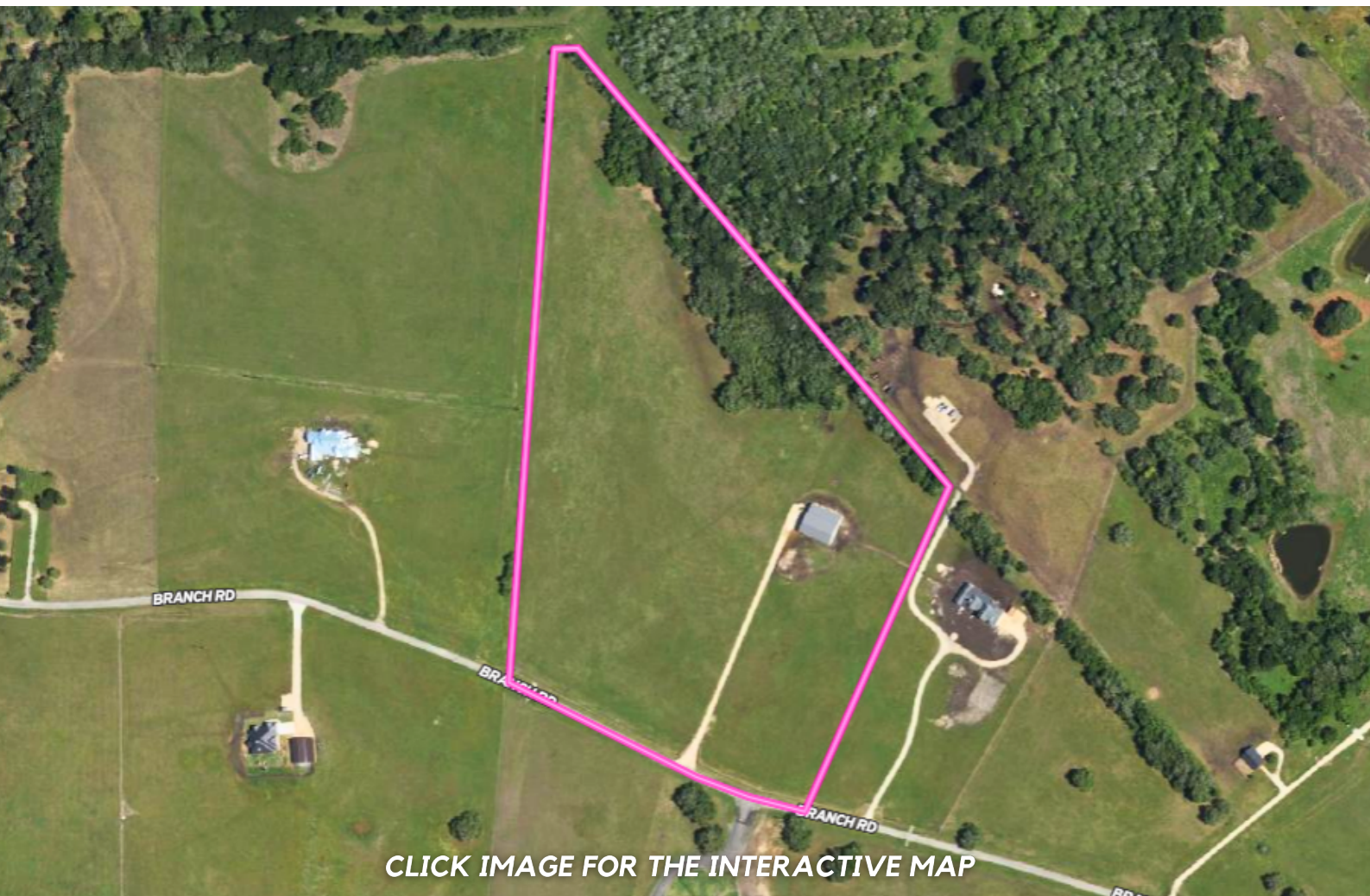
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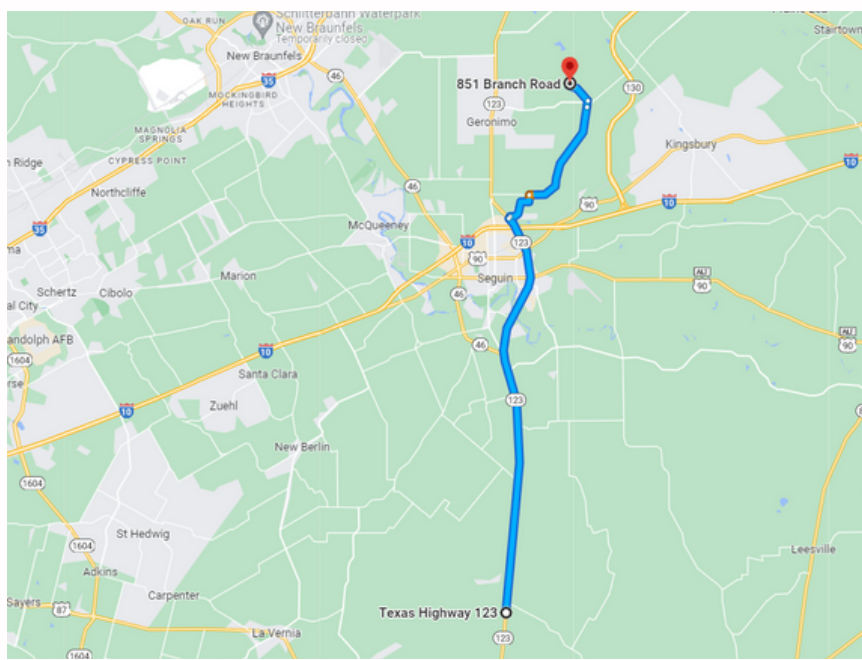
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DRIVING DIRECTIONS.

From I10 drive north on SH-123 5.6 miles. Turn right on FM-2623 and go 2.4 miles. Turn left on Branch Rd and go 1.7 miles. Ranch gate on left.



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CARL MANCHACA

Accredited Land Specialist

carl@mockranches.com
(832) 721-9014
ww.mockranches.com



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Ranch. financing made simple



NMLS 1081136

Anthony Vaughan

WINNIE OFFICE

NMLS493828 | 409.400.4066 | capitalfarmcredit.com

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