

\$998,750 - 4444 Fm 1339, Kingsbury

MLS® #1912579S

\$998,750

2 Bedroom, 2.00 Bathroom,
Land / Farm on 84.95 Acres

N/A, Kingsbury, TX

DESCRIPTION: Situated in an area experiencing tremendous growth, the 85+/- ac, Long Creek Ranch is conveniently located less than 30 minutes from Seguin, New Braunfels, San Marcos, Lockhart and Luling. A quaint, 2 Bedroom 2 Bath house sits on a bluff overlooking the property and the surrounding area. Long Creek traverses the entire property offering great watering holes for cattle and the native wildlife. Whether you are looking for a weekend getaway or a full-time residence, the Long Creek Ranch offers endless opportunities. **TERRAIN:** Long Creek traverses the entire ranch, while the majority of the ranch is mostly bottomland, the house sits at 500 ASL providing great views of the property and the surrounding area. A good mix of Mesquite, huisache and oak trees can be seen on the property. A good majority of the property is located in the FEMA Floodplain while the house sits on a high point, not located in the floodplain. **IMPROVEMENTS:**

A quaint 2 BR/ 2 B house and pole barn are located in the southeastern portion of the property. **WATER & UTILITIES:** Water at the house is provided by Crystal Clear, and electricity is provided by GVEC. **WILDLIFE:**

The Long Creek Ranch sustains great numbers of native wildlife including White-tailed deer, hogs, dove and other native wildlife. Long Creek holds water in some places throughout the property, which further attracts and holds native wildlife.

LOCATION: Approximately 14+/- mi to



Seguin, 18+/- mi to New Braunfels, 14+/- mi to San Marcos, 22+/- mi to Lockhart, 20+/- mi to Luling. TAXES: Currently Ag-Exempt

Built in 2019

Essential Information

MLS® #	1912579S
Price	\$998,750
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Acres	84.95
Year Built	2019
Type	Land / Farm
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	4444 Fm 1339
Area	2706
Subdivision	N/A
City	Kingsbury
County	Guadalupe
State	TX
Zip Code	78638

Amenities

Utilities	Electricity, Water
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School Information

District	Navarro Isd
Elementary	Navarro Elementary
Middle	Navarro
High	Navarro High

Additional Information

Days on Market	36
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