

\$2,950,000 - 10120 W State Highway 46, New Braunfels

MLS® #7369909

\$2,950,000

0 Bedroom, 0.00 Bathroom, 800 sqft

Farm on 49.02 Acres

na, New Braunfels, TX

Arrowhead Oaks Ranch is a gorgeous ranch with majestic Live Oaks, 240 feet of frontage on Hwy 46, long-range views, and multiple building sites with privacy from the highway. This property could serve as a homestead, multi-use facility, or recreational getaway, conveniently located 8 miles from Hwy 281 and 15 miles from I-35. Less than 30 minutes from New Braunfels, San Antonio, Canyon Lake, Gruene, and the Guadalupe River. With such proximity to shopping, recreation, and culture, the possibilities are endless. The 49.0246 acres is a savanna-like pasture, with the dominant tree species being Live Oak. The lowest point in elevation on the property is along the Hwy 46 frontage. A recently improved all-weather road leads to the current home and multiple build sites, which is not visible from the highway. This elevation change provides multiple long-range views and serves as a buffer from road noise. There is a tributary of Dry Comal Creek that traverses the upper part of the property. The tributary's dense canopy cover and underbrush serve tremendous travel corridor and bedding area for wildlife such as Whitetail Deer.

A modest 1B/1B Barndominium and two-car garage can serve as temporary lodging while building or future guest quarters. It has approximately 800sq. ft. of living space. This home is fenced out for livestock and is nestled under a picturesque Live Oak. The property is perimeter fenced in good to fair condition and



is holding the livestock. The home is serviced by a private water well which is believed to be 425â€™™ deep. Canyon Lake Water Supply, the primary water supply for the area, has several lines in the region with expansion on the horizon. Electricity is provided by New Braunfels Utilities and enters the property from the NW corner. A septic system serves the house.

Surface sale only; Seller owns no minerals to convey. The property is currently qualified under the Agricultural tax valuation via livestock grazing.

Built in 1993

Essential Information

MLS® #	7369909
Price	\$2,950,000
Bathrooms	0.00
Square Footage	800
Acres	49.02
Year Built	1993
Type	Farm
Sub-Type	Ranch
Status	Active

Community Information

Address	10120 W State Highway 46
Subdivision	na
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Utilities	Electricity Connected, Water Connected
View	Trees/Woods, Pasture
Waterfront	None

Interior

# of Stories	1
Stories	One

Exterior

Lot Description	Trees Large Size, Many Trees, Trees Medium Size
Foundation	Slab

School Information

District	Comal ISD
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

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