



# 275.25 Acres in Bee County

Offered at \$975,000



6869 CR 152, Pawnee, Texas

For more information, please view  
[www.desertflowerrealty.com](http://www.desertflowerrealty.com)

The 275.25 acre ranch is nicely improved with a new, custom home, a cabin, a shop, several barns, and other improvements needed for cattle ranching.

County Road 152 is a paved road. The entrance is through a locked gate and follows a maintained caliche road.

The perimeter of the 275.25 acre ranch is entirely enclosed by five-strand, barb wire fence with cross-fencing in the southern portion of the property.



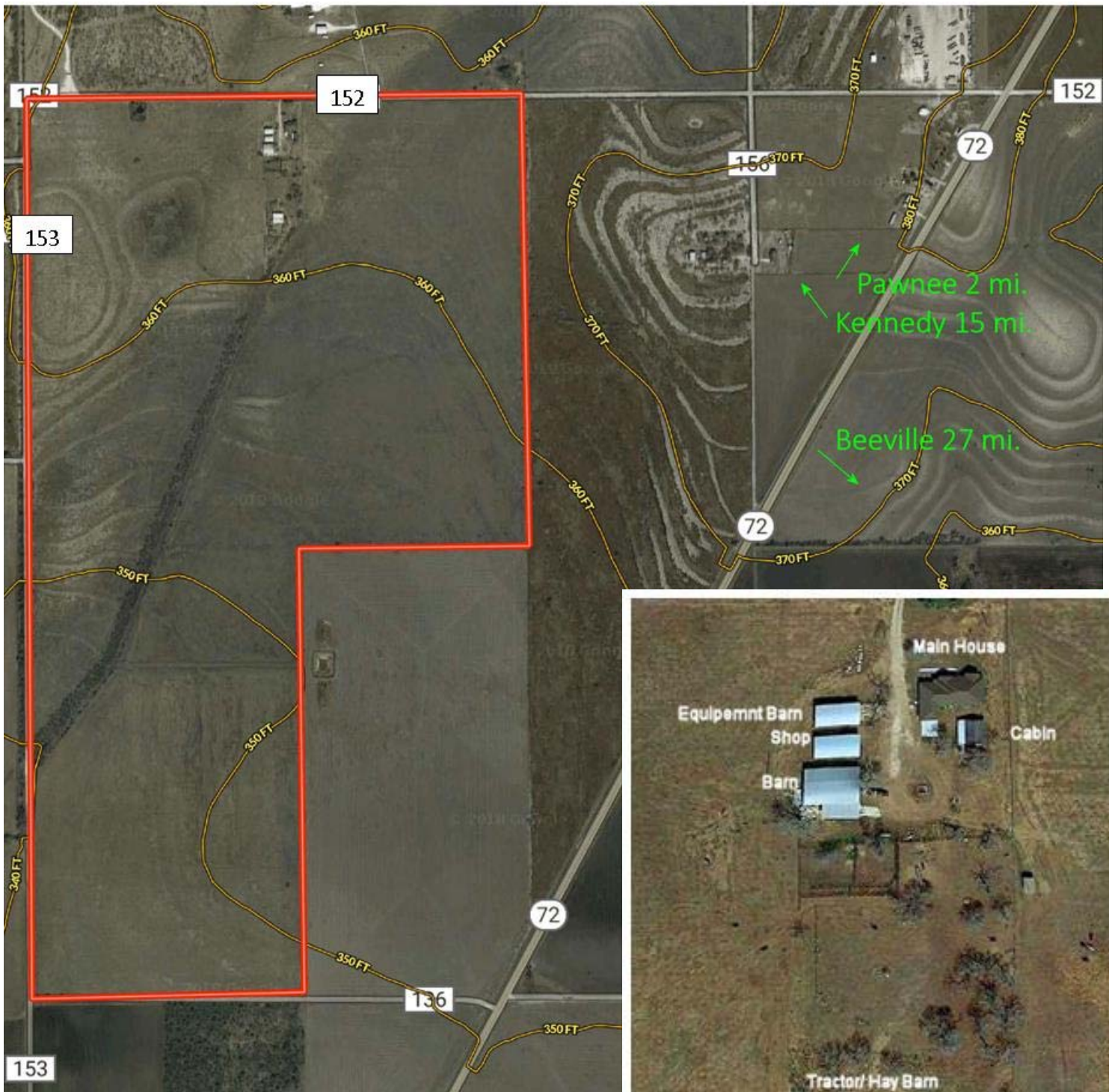
The ranch facilities are well designed. Exterior improvements include:

- State of the art squeeze chute and pipe pens
- Rustic guest house or office
- Shop which was utilized as a wood-working shop
- Two-bay garage with covered parking
- Insulated, General Equipment Barn
- Large Tractor Barn with open hay storage area



The 2,400 sq. ft., 4 BR/ 3 BA, custom built, main house is a pleasing mix of brick and stone. Beautiful curved arches welcome visitors to the front door. The four year old residence boasts old-world craftsmanship with architectural details as; tray and coffered ceilings, crown moldings and arched doorways. The entire home, including the bedrooms, has 16 X 16 tile flooring. The kitchen is complete with stone backsplash, granite countertops, beautiful cabinetry, stainless steel appliances, and an informal dining area with French doors. The great room has a wood-burning, stone fireplace and exquisite, built-in cabinetry. All baths have granite countertops and tiled shower. The master bath also contains two, separate vanities and a large soaking tub. To the rear of the home is an attached 2-car garage with a concrete driveway and a lovely shady patio with stone arches.





**LOCATION:**

**6869 CR 152, Pawnee, Texas 78145**

Situated in the Northwest corner of Bee County.

- Pawnee: 2 mi. NE
- Kennedy: 15 mi. N
- Beeville: 27 mi. SW
- San Antonio: 68 mi. N
- Corpus Christi: 81 mi. S

**DIRECTIONS:**

From the intersection of IH-37 and Hwy 72, travel 13 miles NE on Hwy 72 Pawnee, Turn Right on CR 152. Entrance to the Property is one-half mile on the Left.

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he topography of the ranch is mostly level with panoramic views of the surrounding countryside.

The vegetation is comprised primarily of native pasture with brush in the southern portion and along the dry creek bed that traverses the property from the north down through the south western area of the ranch.

Water is supplied by a water well and cistern which is located near all the improvements.



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