

637.64 Acres Pawnee, Texas



Offered at \$1,618,400



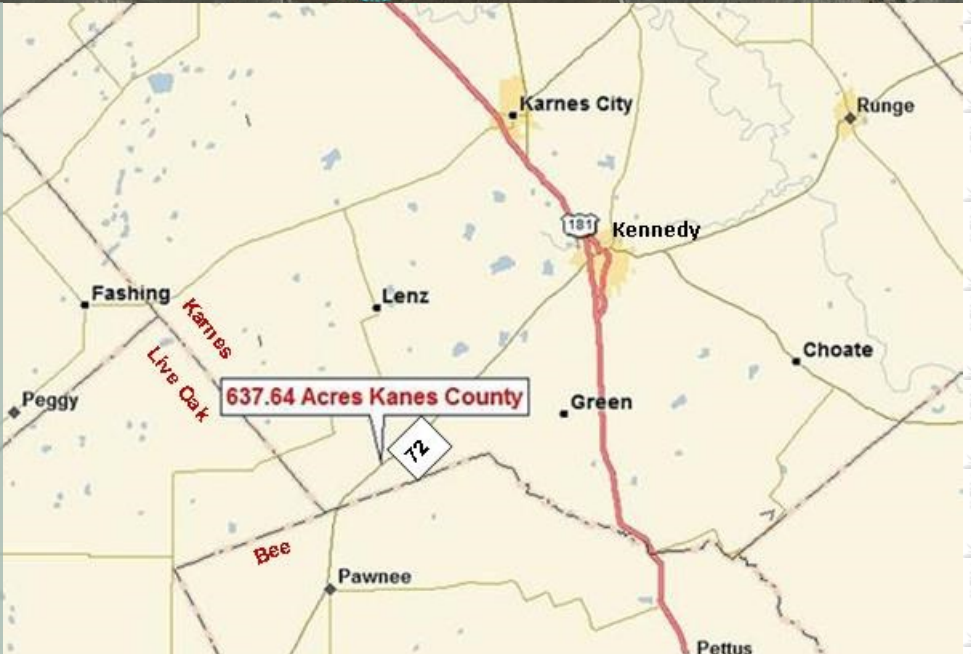
9917 W. Hwy 72, Pawnee, Texas 78119



The ranch is conveniently located in the southwestern corner of Karnes County, two miles from the convergence of the Karnes, Live Oak, and Bee County lines.

The square-shaped property has approximately 8/10 of a mile (4,352 ft) of frontage on Highway 72 and 2/10 of a mile (1,275) of frontage on CR 181.

- Pawnee: 5 mi. SW
- Kennedy: 10 mi. NW
- Beeville: 31 mi. S
- Corpus Christi: 89 mi. S
- San Antonio: 74 mi. N



Desert Flower Realty, Inc.

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The topography of the 637.14 acres of fairly flat with a slight rise on the southeastern fence line and a gentle slope along Sulphur Creek.

Sulphur Creek is a seasonal creek that bisects the property from the northeastern to the southwestern corners of the ranch. Three, dry tributaries of the creek are located in the eastern area of the ranch.

In addition to numerous seasonal creeks, a large tank in the southeastern corner of the property welcomes wildlife year-round.

The property is primarily coastal Bermuda and native grasses with brush along all of the creek beds and the northeastern area of the ranch. Large trees are dotted here and there along the creek beds.

The perimeter of the property is low-fenced with cross-fencing for the rotation of livestock.

Overall, the soils found on the ranch are clay loam. The limitations are few and conservation practices are easy to apply. These soils may be used for pasture, range and wildlife.

The approximately 50 acres on the north side of Hwy 72 may be sold separately.

This is a surface offering only.



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RANCH & RESIDENTIAL SALES

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