

# +/- 300 Acres Jim Wells, Texas

Additional 840 acres available for lease



Offered at \$960,000



County Road 308, Orange Grove, Texas



The topography of this 300 acres is gently rolling with a nice rise on the northernmost corner of the property. The vegetation is a good mix of native brush and grasses, which are ideal for the vast variety of wildlife that inhabit the property.

A very large tank welcomes wildlife and is centrally located. A dry creek bed bisects the property lengthwise and boasts the majority of the largest trees on the ranch.

The adjacent 842 acres is also exclusively available for lease.







The ranch is centrally located along the Jim Wells and Live Oak County line, just nine miles from the intersections of FM 624 & Hwy 281 and FM 624 & Hwy 359.

The irregular-shaped property is four miles north of FM 624 on CR 308 and includes 450 feet of road frontage.

- Orange Grove 11 mi. SE
- Alice: 23 mi. S
- Mathis: 23 mi. NE
- George West: 26 mi. N
- Corpus Christi: 89 mi. S
- Corpus Christi: 45 mi. SE
- San Antonio: 108 mi. N
- San Antonio: 74 mi. N



Overall, the soils found on the ranch are sandy loam and fine sandy loam. These soils may be used for cultivated crops, pasture, range and wildlife.

**Offered at \$3,200 per acre or \$960,000**

This is a surface offering only.





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RANCH & RESIDENTIAL SALES

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