

600 Acres Jim Wells County



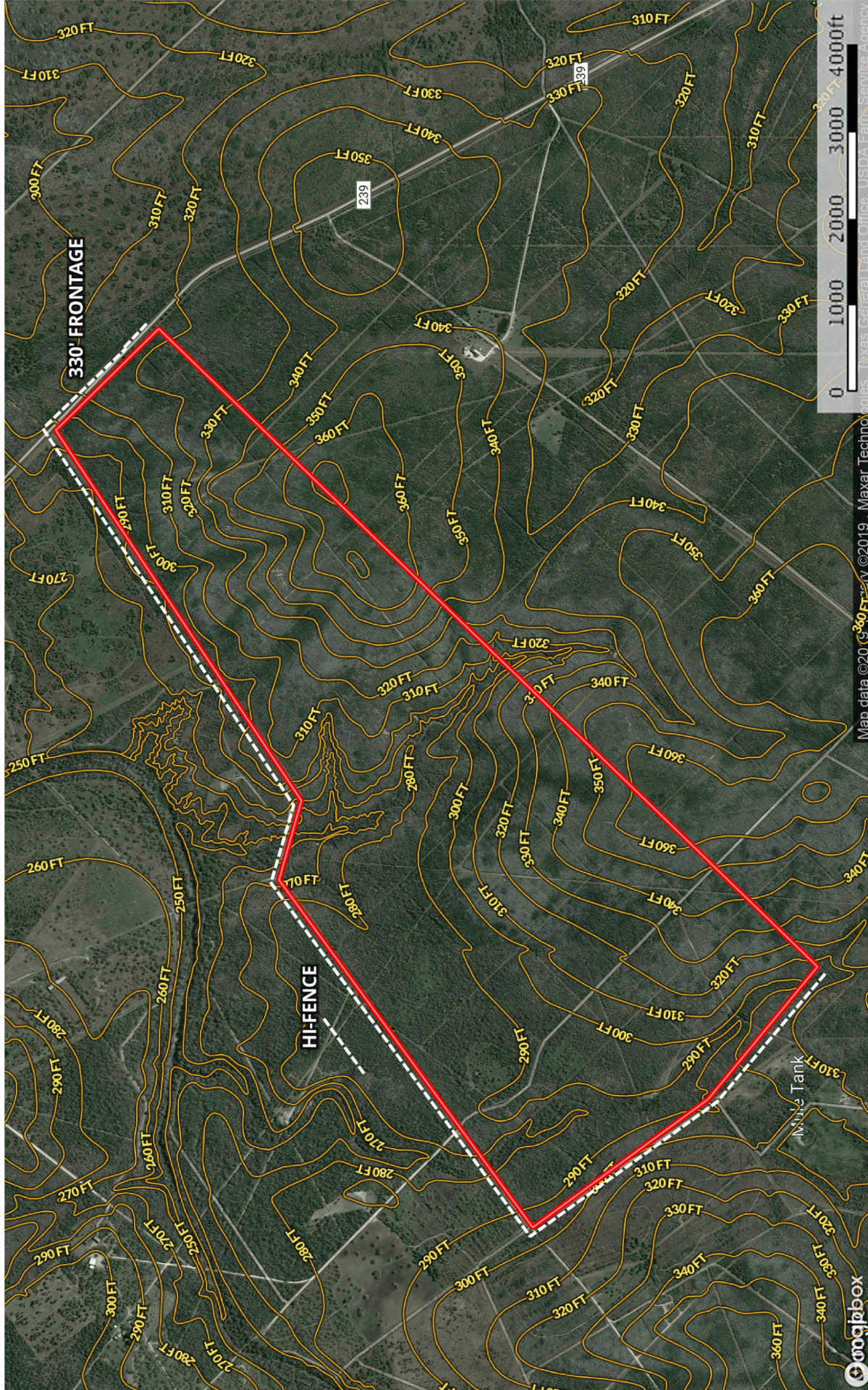
Offered at \$1,797,000



West County Road 239, Orange Grove, Texas

Shaefter 600 Ranch
Jim Wells County, Texas, 600 AC +/-

Desert Flower Realty, Inc.



— Fence
□ Boundary

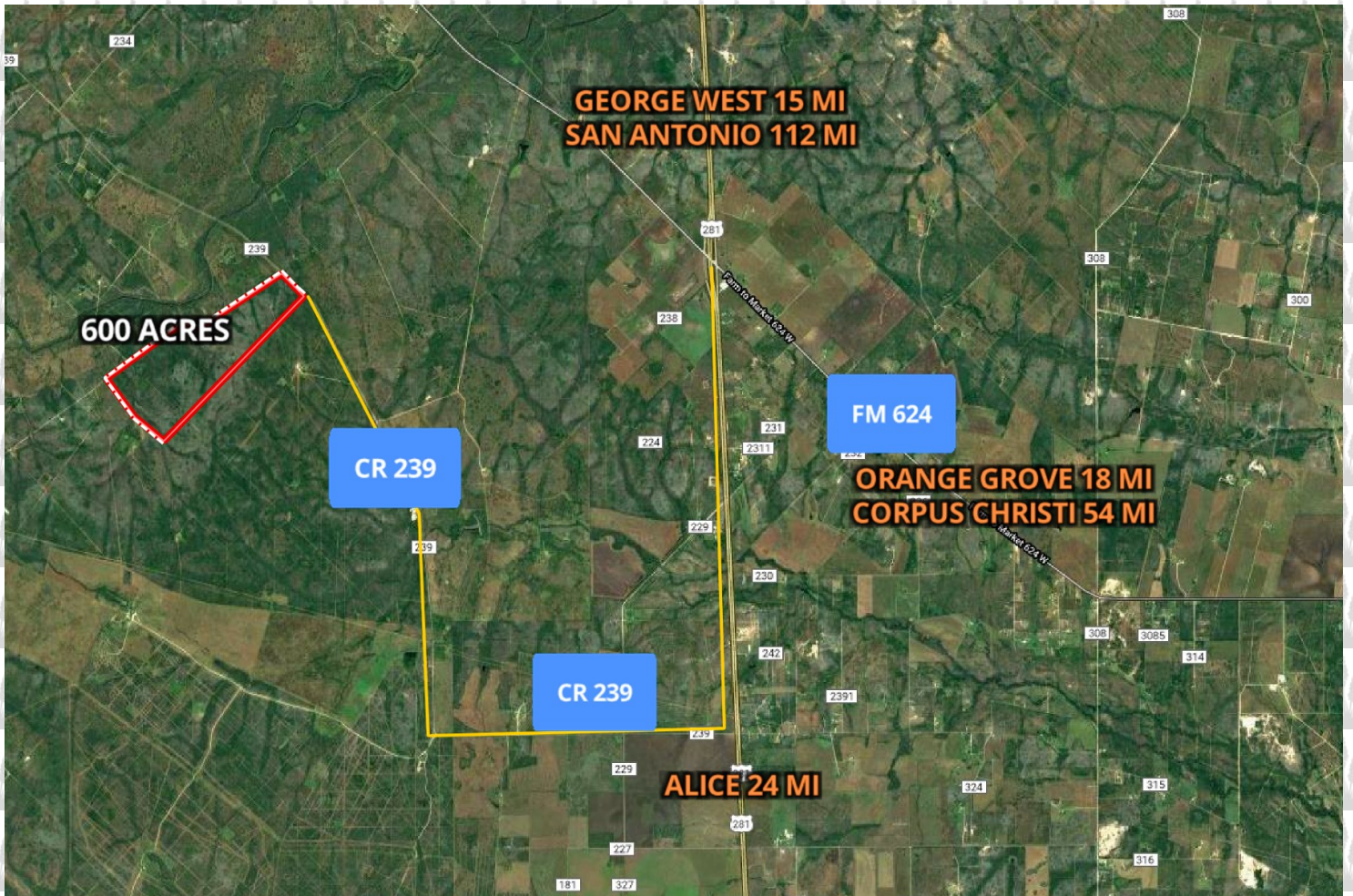
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This ranch is 600 unspoiled acres out of the larger, historic Shaeffer Ranch, which has remained in the same family since the 1800's.

The ranch is located near the northern boundary of Jim Wells County and convenient to George West, Orange Grove, Alice, Corpus Christi and even San Antonio.

The rectangular-shaped property is accessed on CR 239 and lies 9 miles west of the intersection of FM 624 and Hwy 281.

George West 15 miles N
 Orange Grove 18 miles SE
 Alice 24 miles S
 Corpus Christi 54 miles SE
 San Antonio 112 miles N

The rolling terrain, with elevations ranging from 280' upwards of 380', offers views for miles.

The soils are Pernitas sandy clay loam with some olmos and lattus clay soils. The vegetation is a good mix of quality, native brush, ideal for the vast variety of wildlife that inhabit the property.

The ranch boasts large trees, particularly along the gully that bisects the property

The property has been game managed, with new genetics introduced by the current leasee.



The property is high-fenced on three sides.



A dry creek bed bisects the property and boasts the majority of the largest trees on the ranch.

A tank is located in the far western area of the property, while a cistern sits in the central part of the western quadrant. A water well is not on the property. Water to both the tank and trough is temporarily supplied by the neighbor to the south.

This is a surface offering only.

Offered at \$1,797,000 or \$2,995 per acre



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RANCH & RESIDENTIAL SALES

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