

DERROUGH RANCH

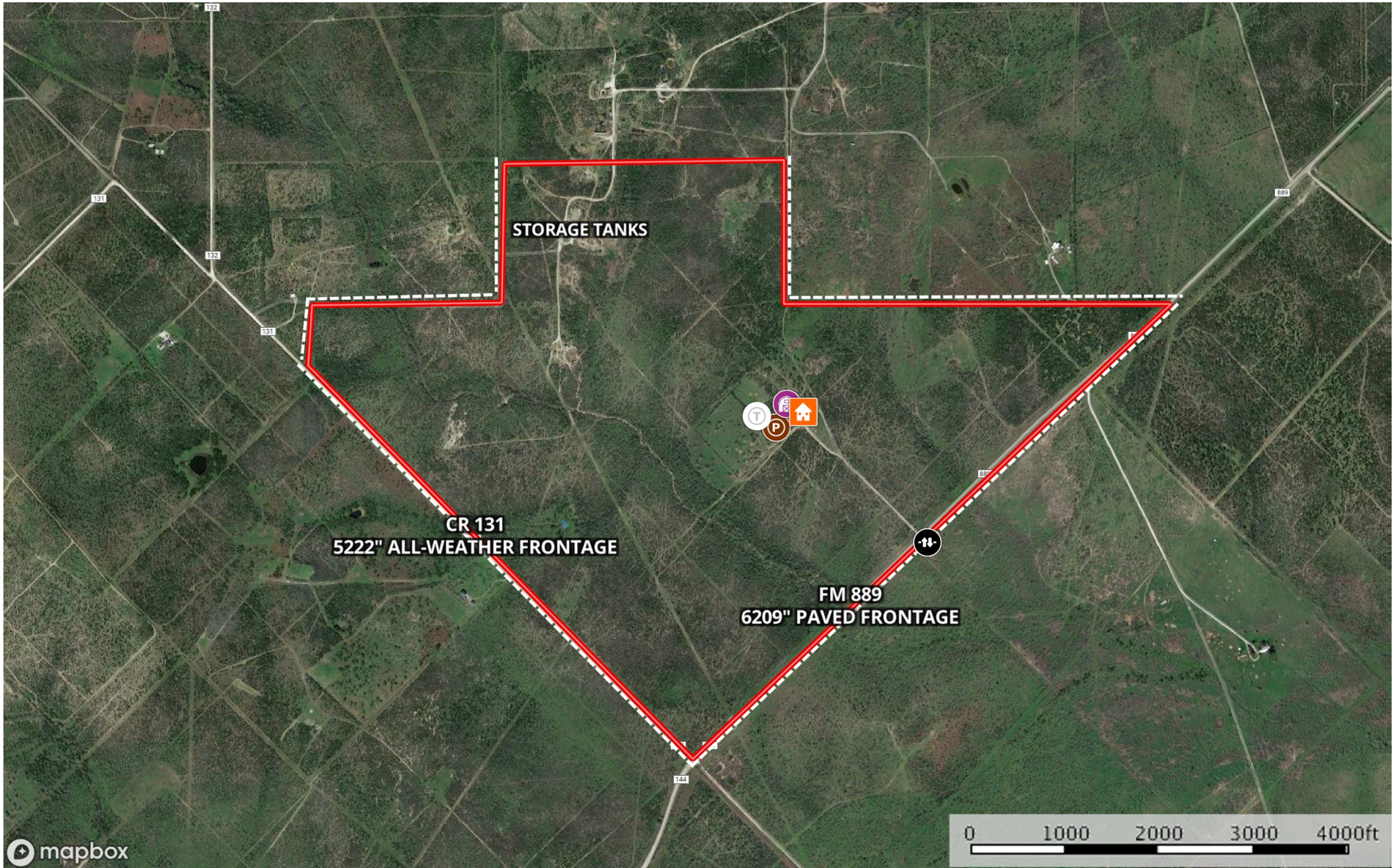
534 ACRES





LIVE OAK COUNTY

Desert Flower Realty, Inc.

534 acres FM 889 & CR 131, George West, TX
Texas, 534 AC +/-




-  Gate
-  House
-  Barn
-  Trough
-  Pens
-  Fence
-  Pond / Tank
-  Boundary

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Derrough Ranch

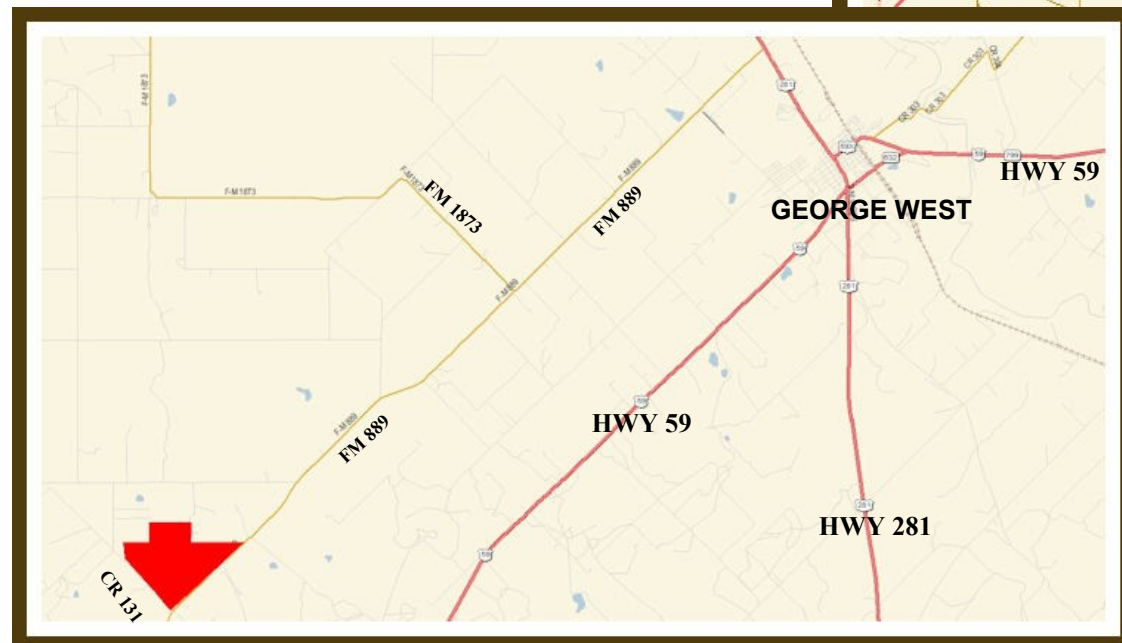
LOCATION

The Derrough Ranch is located in the southwestern region of Live Oak County at the corner of FM 889 and CR 131, approx. 13 miles SW of George West, 60 miles NW of Corpus Christi and 90 miles S of San Antonio.

The southwestern boundary of the ranch has approx. 6,209 ft of frontage along FM 889, which is a two-lane paved road, and 5,222 ft. of frontage on CR 131 which is a caliche road that is maintained by the county.

The ranch is within close proximity to (17 miles S) Choke Canyon Reservoir and State Park, famed for excellent fishing, including prize-winning bass and catfish. Lake Corpus Christi is 35 miles SE. The property is also strategically located near the Gulf of Mexico and deep water ports.

Private air facilities are available 12 miles northeast at the Live Oak County Airport (3,800 ft. paved runway). The nearest commercial airport is 60 miles southeast in Corpus Christi.



ACCESS

The locked and gated ranch entrance conveniently fronts FM 889, which makes coming and going easy.



155 FM 889, George West, TX 78022

TOPOGRAPHY & VEGETATION

Elevations on this arrow-shaped property roll from 300 ft. above sea level, near the southeastern portion of the property, to 350 ft. around the northern portion of the ranch. These elevation changes create nice views of the surrounding countryside.

The vegetation on the ranch is heavy, South Texas brush such as; gaudycon, guajillo, Texas persimmon, and lime prickly ash, which provide thick cover for wildlife. Large, beautiful Bull Mesquite and other trees are present throughout the property.

The soils on the property are primarily Pernitas Sandy Clay Loam and Annarose Fine Sandy Loam.

All manner of wildlife inhabit the ranch. The property has been in the same family for many years with little to no hunting.



WATER

Leopard Branch Creek, a wet-weather creek, meanders across the ranch from the northwestern corner of the property down to the southeastern boundary at FM 889.

A small tank is situated in the western portion of the ranch.

A water well, located near the house supplies water to the home and cattle trough. The well has recently been outfitted with a new pump and motor.

Derrough Ranch

EXTERIOR IMPROVEMENTS

The Derrough Ranch is improved enough for a family hunting retreat or peaceful, year-round living.

Exterior improvements include a nice set of pipe cattle pens and squeeze chute, which are centrally located near the home. The good-sized trough, adjacent to the pens, is conveniently serviced by the water well.

A three-bay, metal, simple barn rests near the pens.

All but the northernmost boundary is fenced with five-wire, barbed fencing. The fencing has been well-cared for and replaced over the years.



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MAIN HOUSE

The ranch's house is a 2,058 ± square feet mid-century ranch style home with three bedrooms and two baths. The home has been well-cared for over the years with updates to the plumbing, and electrical.

The home has many features:

- Open Floor Plan
- Spacious Eat-in Kitchen with Double Oven and Stovetop
- Brick, Wood-Burning Fireplace
- Abundant Storage in Kitchen and Baths
- Main Bath with Double Sinks and Tub
- Master Bath with Shower
- Carpet in Bedrooms, Linoleum flooring in Living Areas
- Composition Roof
- Double-Car Attached Garage
- Central Air and Heat
- Septic System
- Slab Foundation with recent inspection
- Fenced Yard



Derrough Ranch



MINERALS

This is a surface offering only.
There is active lease production with a storage facility
on the northernmost area of the property.

TAXES

2019 taxes are \$1,541 with agriculture and wildlife
exemptions.

PRICE

\$1,599,330/ \$2,995 per acre





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John T. Walker, Broker

