

FM 1873 RANCH



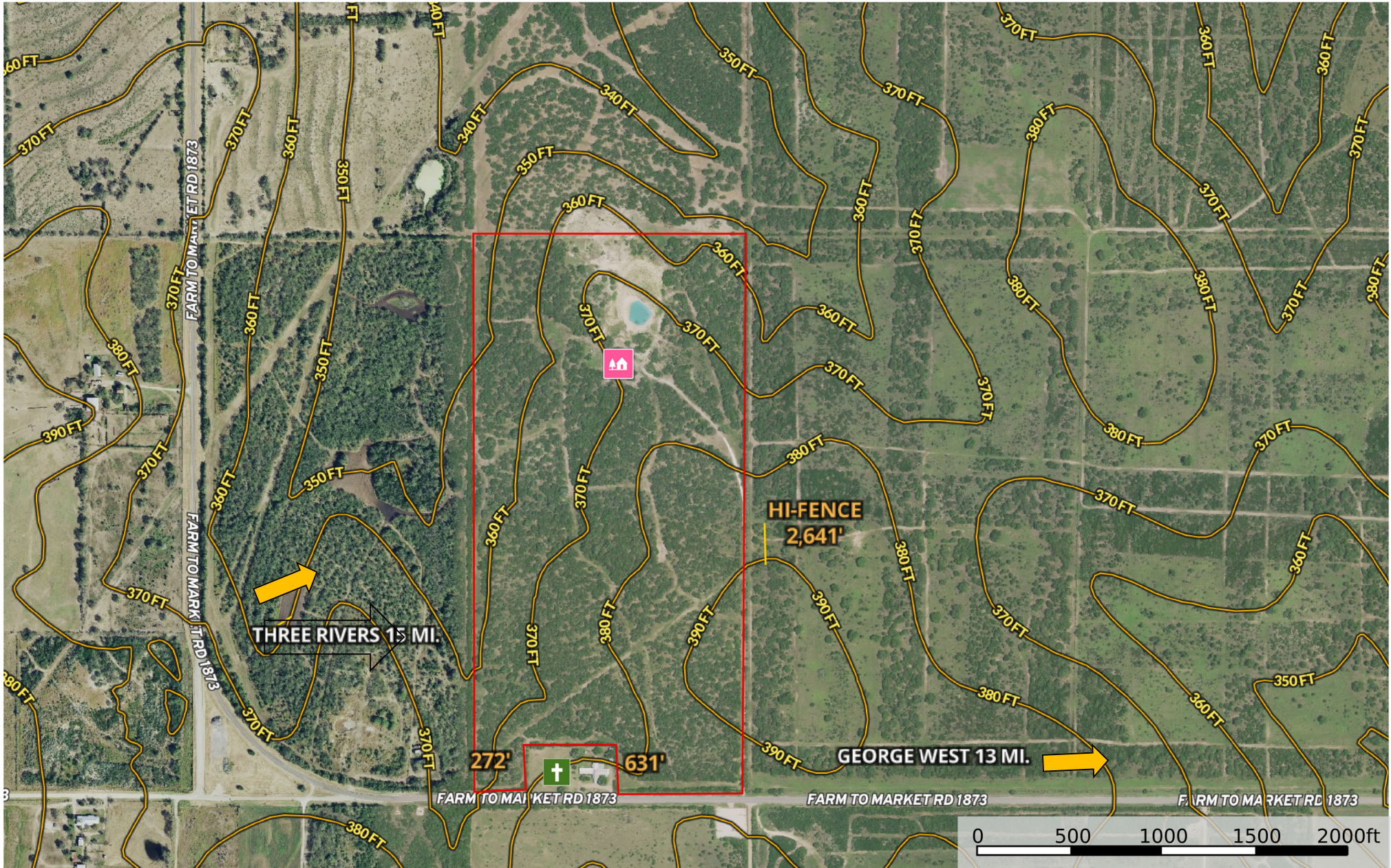
77.89 Acres

LIVE OAK COUNTY

Desert Flower Realty, Inc.

1873 Ranch

Live Oak County, Texas, 77.89 AC +/-



- Cabin
- Church
- Pond / Tank
- Boundary
- Distance
- Direction

FM 1873 Ranch

LOCATION

The FM 1873 Ranch is located in the western region of Live Oak County near the corner of FM 1873 and CR 113, approximately 13 miles W of George West, 15 miles S of Three Rivers, 72 miles NW of Corpus Christi and 85 miles S of San Antonio.

The southern boundary of the ranch has approx. 903 ft of frontage along FM 1873, which is a two-lane paved road.

The ranch is within close proximity to (13 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 72 miles southeast in Corpus Christi.



ACCESS

The locked and gated ranch entrance conveniently fronts FM 1873, which makes coming and going easy.



676 FM 1873, George West, TX 78022

TOPOGRAPHY & VEGETATION

The topography is gently rolling on this rectangular-shaped property with elevations from 360 ft. above sea level, near the northern and western areas of the property, to 390 ft. around the southeastern corner of the ranch.

The lush vegetation on the ranch is heavy, South Texas brush such as; gauyacon, guajillo, Texas persimmon, and lime prickly ash, which provide thick cover for wildlife. Truly superb, Texas native grasses grow throughout the property, along with numerous large, Mesquite trees which are all around the ranch.

The soils on the property are primarily Pernitas fine sandy loam and Weesatche sandy clay loam.



WATER

The FM 1873 Ranch has the following sources of water:

- Approximately 3/4-Acre, 10 ft. Deep Tank in the north eastern area of the ranch
- 450' Water Well with 11 hp Grundfos Solar Pump and 6 Solar Panels supplies water exclusively to the tank.
- 2,000 sq ft Awning over the cabin catches rainwater into a 1,500 gal Storage Tank.



FM 1873 Ranch



IMPROVEMENTS

The FM 1873 Ranch is improved enough for a weekend get-a-way with minimum maintenance.

A 20' X 8' metal, shipping container houses the cabin which sits atop a concrete slab and wrap around patio. The entire cabin and patio is covered by a 2,000 sq ft metal roof that catches rainwater. Conveniently located behind the cabin is the water storage tank and a 14.5 kw Kohler propane generator. The cabin is kept cool with a window unit air conditioner. An additional storage container for ranch supplies is also nearby the cabin.

All but the eastern boundary is fenced with five-wire, barbed fencing. The entire eastern boundary is high-fenced. The boundary fencing along FM 1873 goes around a 2-acre plot which contains the White Creek Baptist Church.

Available for separate purchase is a 2017 48 hp Kubota Tractor and shredder, and a 20' Ranch King trailer.

MINERALS

This is a surface offering only.

TAXES

2020 taxes are \$259 with wildlife exemption.

PRICE

\$311,171/ \$3,995 per acre





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John T. Walker, Broker

