

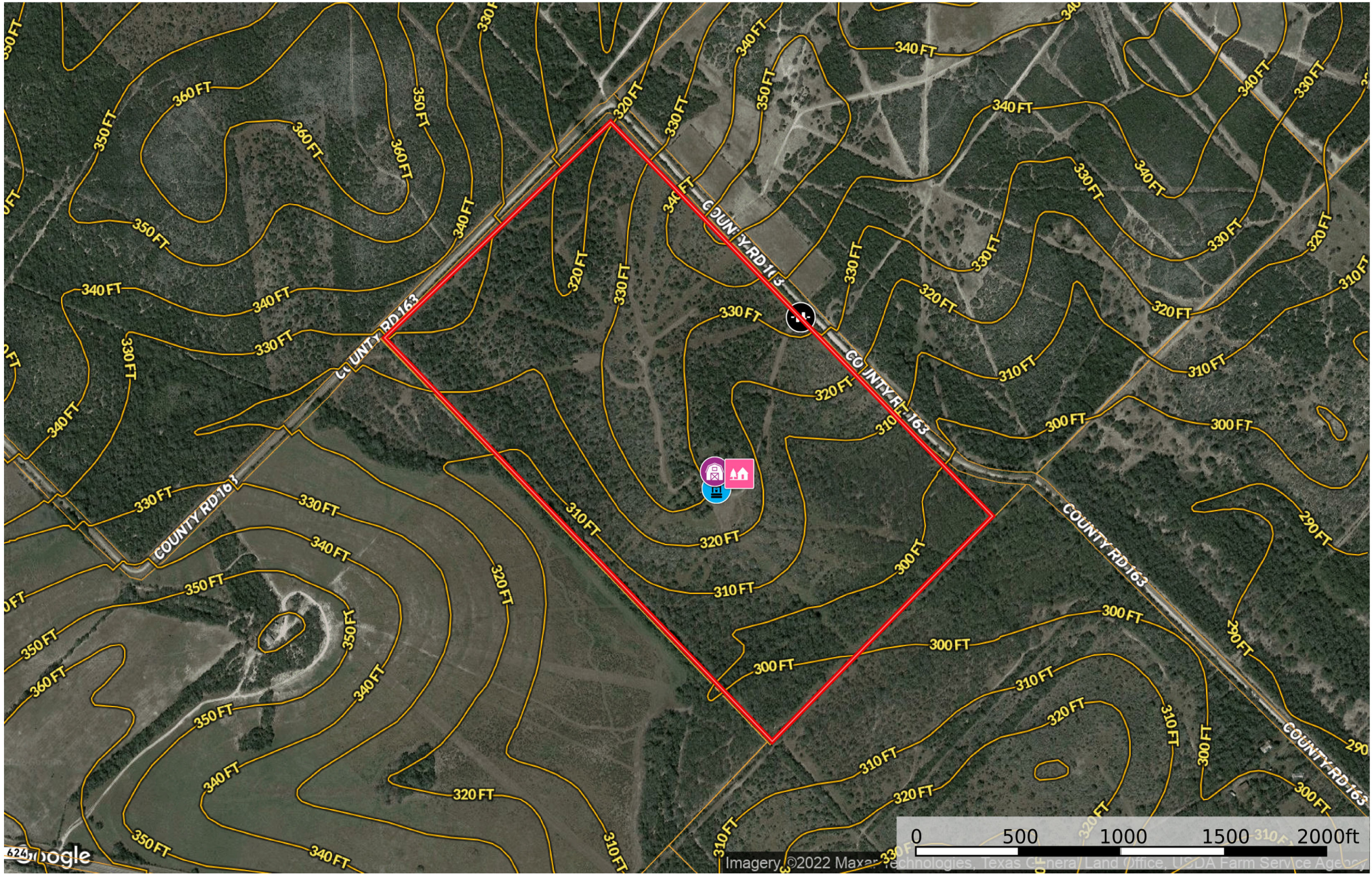
Walsh Ranch

100 Acres



LIVE OAK COUNTY

Desert Flower Realty, Inc.



- Cabin
- Barn
- Well
- Gate
- Road / Trail
- Direction
- Boundary

Walsh Ranch

LOCATION

The Walsh Ranch is located in the southwestern portion of Live Oak County near the corner of FM 624 and CR 163, approximately 30 miles SW of George West, 42 miles NW of Corpus Christi and 111 miles S of San Antonio.

The property is located 7 miles east of the intersection of Hwy 59 and FM 624 and 9.5 miles northwest of the intersection of Hwy 281 and FM 624 on County Road 163.

The ranch is less than a mile from the intersection of CR 163 and FM 624. Two sides of the ranch front on CR 163, with approximately 3,800 ft. of frontage.

The ranch is near Choke Canyon Reservoir and State Park, famed for excellent fishing, including prize-winning bass and catfish. Lake Corpus Christi is 30 miles E.



ACCESS

The locked and gated ranch entrance conveniently fronts CR 163 less than a mile from FM 624, which makes coming and going easy.



225 CR 163, George West, TX 78022

TOPOGRAPHY & VEGETATION

The topography is gently rolling on this rectangular-shaped property with elevations from 300 ft. to 330 ft. above sea level, near the center of the property, affording a beautiful view of the surrounding area.

The vegetation on the ranch is predominately, South Texas brush such as; gaudycon, guajillo, Texas persimmon, and lime prickly ash, which provides thick cover and excellent browse for wildlife. In addition to native grasses, introduced buffelgrass is abundant in open areas throughout the property. There are numerous large, Mesquite trees located on the ranch.

The soils on the property range from Samosa fine sandy loam and Weesatche sandy clay loam.



WATER

The Walsh Ranch has a working water well with a submersible water pump.



Walsh Ranch



IMPROVEMENTS

Electricity and water are available near the highest point on the ranch.

An older small house and double garage building are located on the property.

MINERALS

This is a surface offering only.

TAXES

2022 taxes are \$131 with agriculture exemption.

PRICE

\$499,500 /\$ 4,995 per acre.





Desert Flower Realty, Inc.

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