

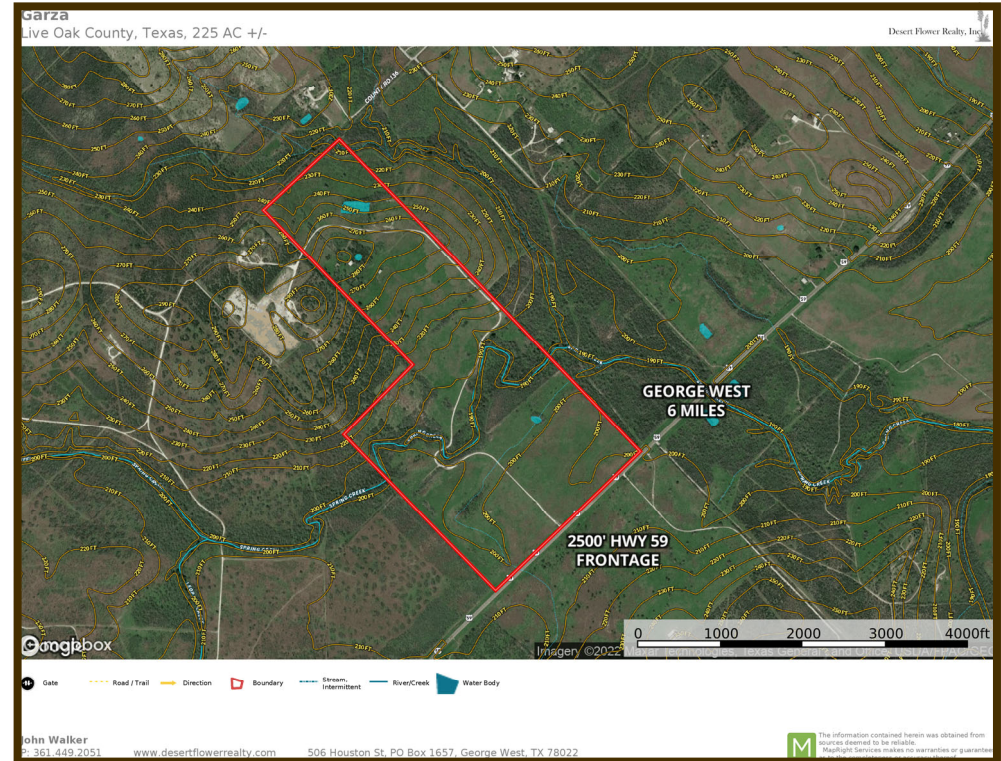
Spring Creek Ranch

225 Acres



Desert Flower Realty, Inc.

HWY 59, George West, TX 78022



LOCATION

The Spring Creek Ranch is located in central Live Oak County right off of Highway 59, approximately 6 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. 2500 ft of frontage along Highway 59, which is a two-lane, state maintained, paved road.

ACCESS

The locked and gated ranch entrance conveniently fronts Highway 59, just 6 miles West of George West and the major intersection of Highway 281 and Highway 59.



Spring Creek Ranch

TOPOGRAPHY & VEGETATION

The topography is gently rolling on this L-shaped property with elevations from 190 ft. above sea level, near the southern and central areas of the property, to 290 ft. around the northwestern corner of the ranch.

The lush vegetation on the ranch is a mix of South Texas brush and truly superb, Texas native grasses, along with numerous large, trees which are all around the ranch. Spring Creek runs through the southern portion of the ranch with depths of at least 10 foot deep.

The soils on the property are range from Samosa and Huisache fine sandy loam on the northern parts of the ranch to Buchel Clay and Sinton Sandy Clay Loam near the central and southern portions of the ranch where the Spring Creek runs.



WATER

The Spring Creek Ranch has the following sources of water:

HWY 59, George West, TX 78022



IMPROVEMENTS

The Spring Creek Ranch is improved enough for a weekend get-a-way with minimum maintenance or a superb future home site. It is a diamond in the rough show place near George West, Texas.

All but the northwestern boundary is fenced with five-wire, barbed fencing.

MINERALS

This is a surface offering only.

TAXES

2022 taxes are \$740 with agriculture exemption.

PRICE

\$1,338,750/ \$5,950 per acre



Spring Creek Ranch





**PO Box 1657, 506 Houston St.
George West, Texas 78022
800-388-8526
www.desertflowerrealty.com**

John T. Walker, Broker



Information, while based upon information furnished from other sources deemed to be reliable, is not in any way, warranted by Desert Flower Realty, Inc. This offering is subject to prior change in price or terms and withdrawal without notice.