

T&R RANCH

280.667 Acres



LIVE OAK COUNTY

Desert Flower Realty, Inc.

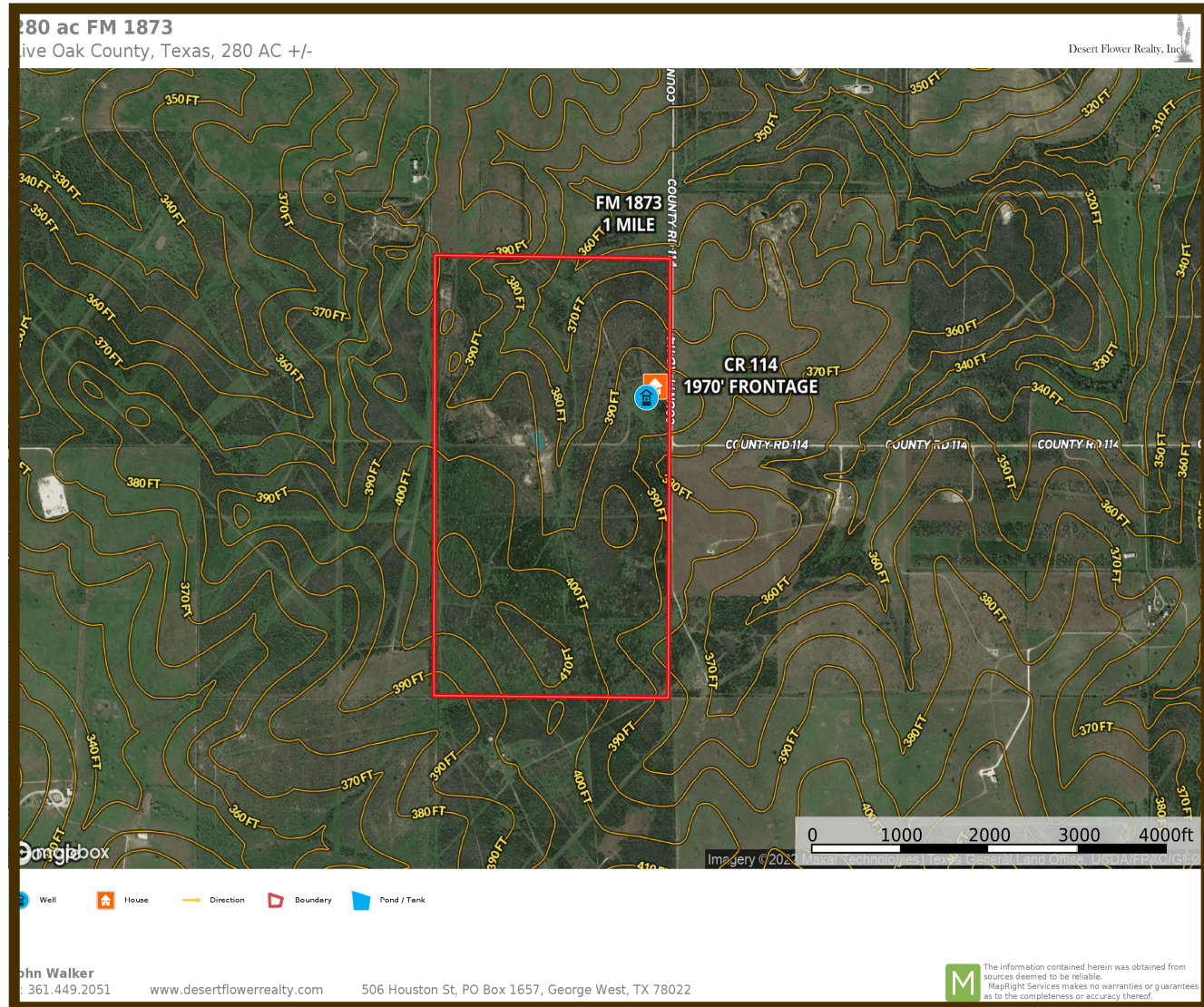
331 CR 114, George West, TX 78022



LOCATION

The T&R Ranch is located in western Live Oak County near the corner of FM 1873 and CR 114, 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 ranch is close to (13 miles S) Choke Canyon Reservoir and State Park, famed for excellent fishing, including prize-winning bass and catfish. 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 CR 114, an all weather road which makes coming and going easy.

Directions:

From George West, travel 2 miles N on Hwy 281 to FM 889. Travel 5 Miles W on FM 889 to FM 1873. Travel 6 miles on FM 1873 to CR 114. Turn left on CR 114 and go 1 mile. The property is on the right.

T&R Ranch

TOPOGRAPHY & VEGETATION

This unique property is located on either side of “Salt Branch Creek”. This seasonal creek feeds two stock ponds. The primary pond has a synthetic liner and concrete spill ways, this can be maintained with well water insuring a constant water supply for game or live-stock, in addition to excellent dove hunting. A second large deep tank on the North side is dependent on rainfall.

The Northwest quarter of the ranch was once an operating gravel pit. Over the years the craggy canyons created by digging gravel have been overgrown by outstanding South Texas brush. This feature truly adds character and interest to this suburb ranch property.

The Southern portion of the ranch is more level with excellent brush of a more uniform height.

Elevation ranges from 360’ where “Salt Branch Creek” enters the property on the North side to 410’ near the Southern border. This is a 50’ elevation change.

Soils on the property are primarily Pernitas fine sandy loam and Huisache sandy clay loam.



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IMPROVEMENTS:

A 20' x 40' metal barn for storing vehicles and tools is located near the entrance of the ranch for convenience. There is an open spot near the barn for a nice home site or new mobile home, just perfect for a weekend getaway or homestead. These improvements set on an approximately quarter acre high quality caliche pad.

The 800' water well that supplements the primary pond is located on the headquarters pad.

Boundary fencing is 5 wire barbed wire low fence.



MINERALS:

This is a surface offering only.

TAXES:

2021 taxes are \$1,475 with wildlife exemption.

PRICE:

\$1,486,185/ \$5,295 per acre



T&R Ranch





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John T. Walker, Broker

