

TWIN FAWNS RANCH



Desert Flower Realty, Inc.

Twin Fawns Ranch

LOCATION

The 116.8 Acre Twin Fawns Ranch is located in central Live Oak County on the west side of Highway 281, approx. 6 miles S of George West, 60 miles NW of Corpus Christi and 90 miles S of San Antonio.

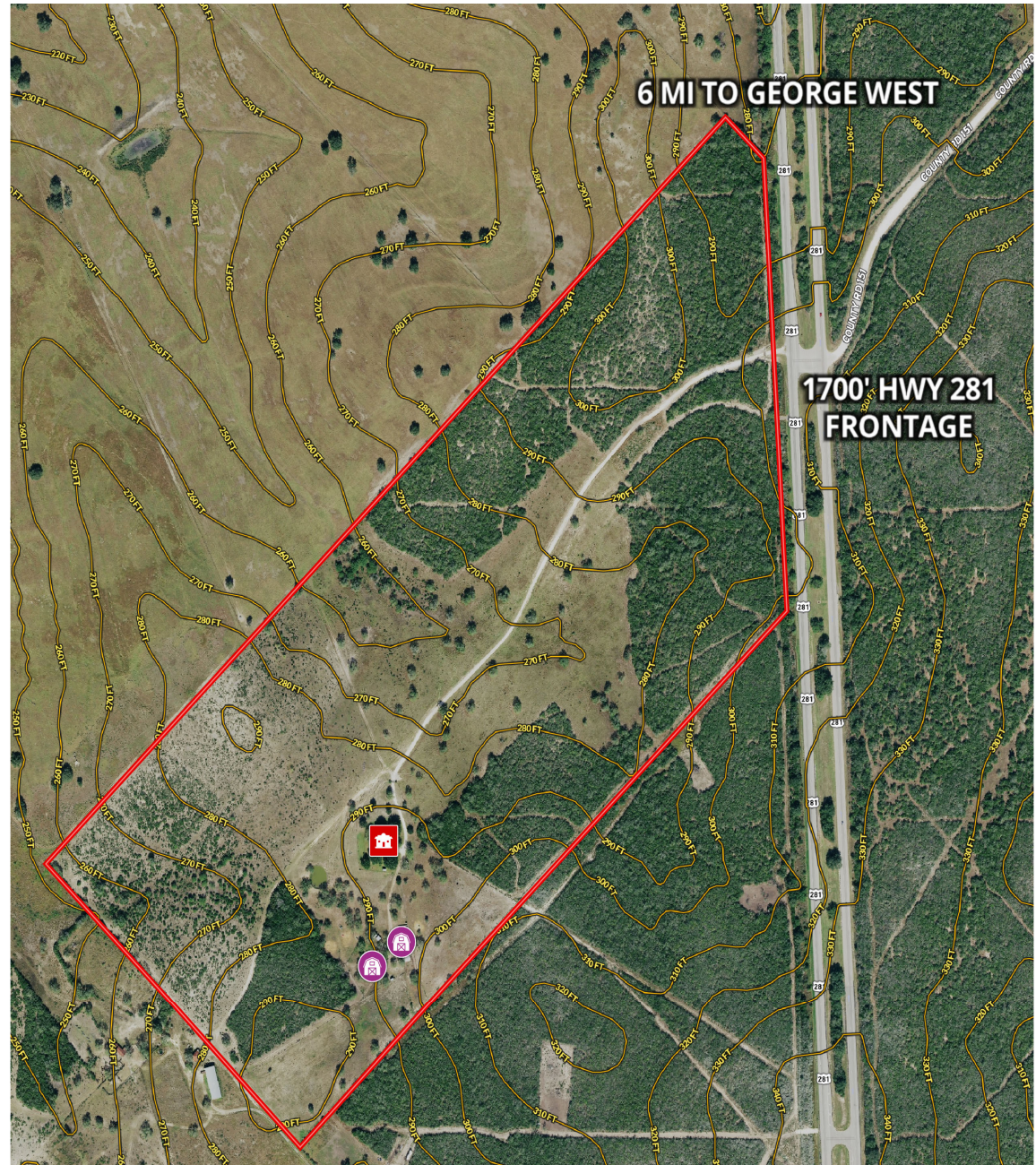
The northeastern boundary of the ranch has approx. 1,700 ft of frontage along Highway 281, which is a four-lane paved road, maintained by the state.

The ranch is within close proximity to (20 miles S) Choke Canyon Reservoir and State Park, famed for excellent fishing, including prize-winning bass and catfish. Lake Corpus Christi is 30 miles SE. The property is also strategically located near the Gulf of Mexico and deep water ports.

Private air facilities are available 8 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 HWY 281, which makes coming and going easy.



Twin Fawns Ranch

MINERALS

This is a surface offering only.

TAXES

2021 taxes were \$3,115 with homestead and agriculture exemptions.

PRICE

\$1,148,000.00



1431 HWY 281, George West, TX 78022

Interior Features

The Twins Fawns Ranch house is a 2,263 ± square feet traditional brick veneer style home with three bedrooms and two and a half baths. The home has been well-cared for over the years.

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 luxurious Tub
- Master Bath with Walk-in Shower
- Jack & Jill Spacious Second Full Bathroom
- Tile flooring through out the house
- Large Back Porch
- Composition Roof
- Double-Car Attached Carport
- Attached Mower or Utility Vehicle Garage and Shop
- Central Air and Heat
- Septic System
- Slab Foundation
- Cattle Guard Entrance & Cedar Fenced Yard



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TOPOGRAPHY & VEGETATION

The rolling topography has elevation change from 260 ft. above sea level to 300 ft., all through out the ranch. These elevation changes create spectacular views of the surrounding countryside.

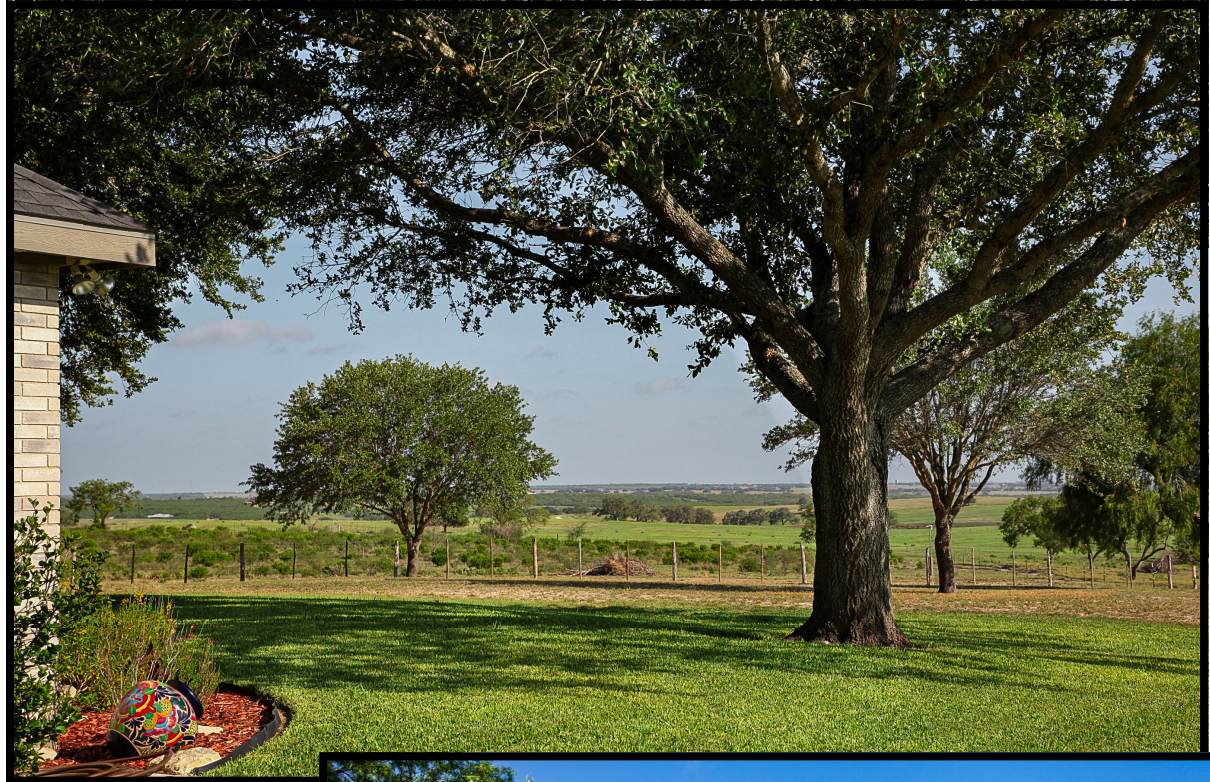
The vegetation on the ranch is a mix of native grasses and heavy, South Texas brush such as; gaudycon, guajillo, Texas persimmon, and lime prickly ash, which provide thick cover and forage for wildlife. Large, beautiful Live Oak and Bull Mesquite trees are present throughout the property.

The soils on the property are primarily Pernitas Fine Sandy Loam and Clareville Sandy Clay Loam. All manner of wildlife inhabit the ranch.

WATER

An attractive stock tank located below the house provides for livestock and an abundant wildlife population. All of which, can be enjoyed from the comfort of the back porch.

A water well supplies water to the home, pond and cattle pens.



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EXTERIOR IMPROVEMENTS

Exterior improvements include a working set of pipe cattle pens, including a head gate and squeeze chute, located near the home.

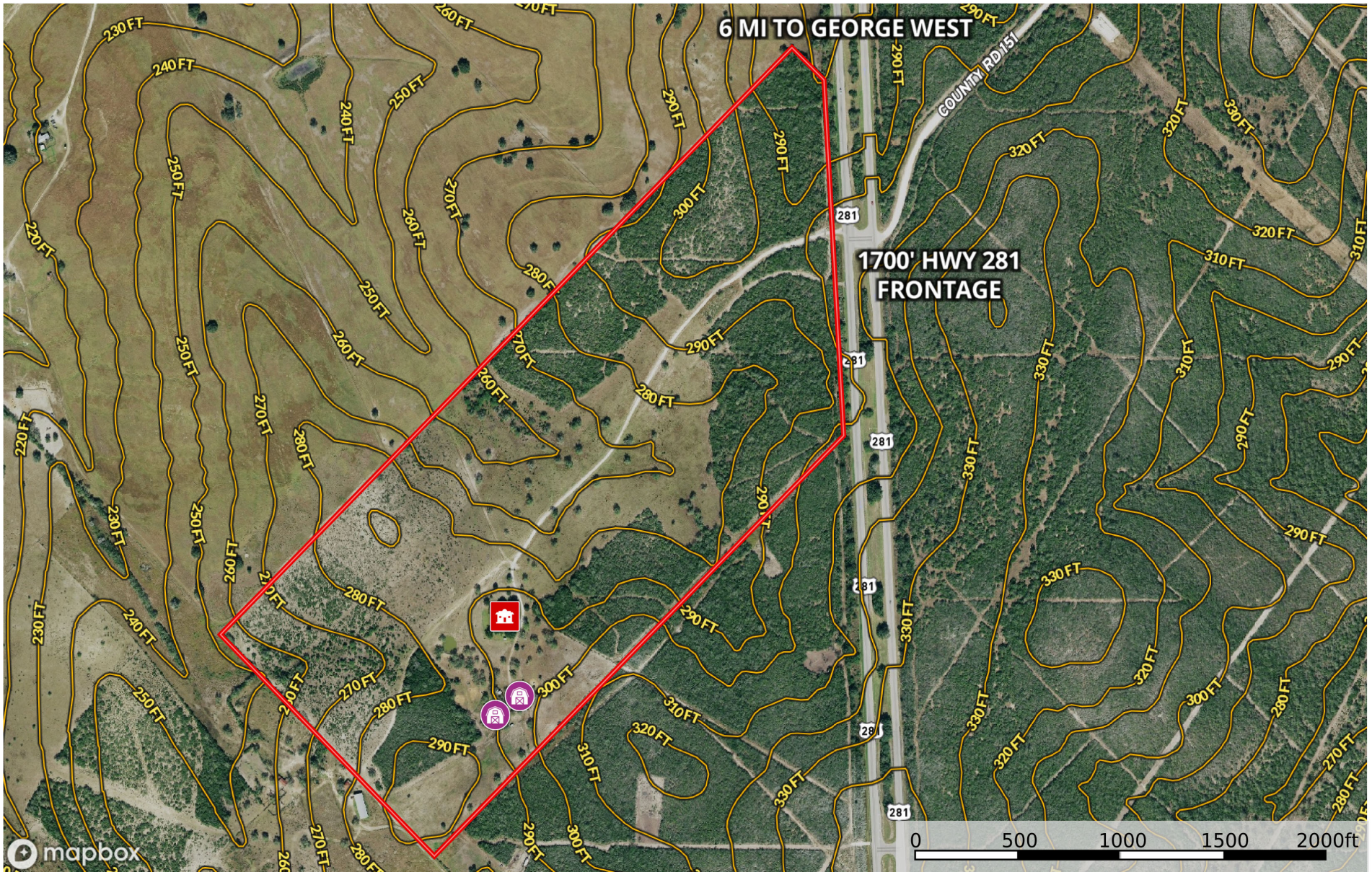
A metal barn connected to the pens, has a four-bay run or sorting pens for livestock.

The property is low fenced and been well maintained.



Bednorz

Live Oak County, Texas, 116 AC +/-



- Main House
- Barn
- Gate
- Road / Trail
- Direction
- Boundary

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The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



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