

Davis Ranch - 197.89 Acres



Desert Flower Realty, Inc.

Jim Wells County

LOCATION

The Davis Ranch is located in Jim Wells County on the NW corner of the intersection of FM 624 & Highway 281, approximately 11 miles West of Orange Grove, 20 miles North of Alice, 21 miles South of George West, 32 miles West of Corpus Christi and 105 miles South of San Antonio.

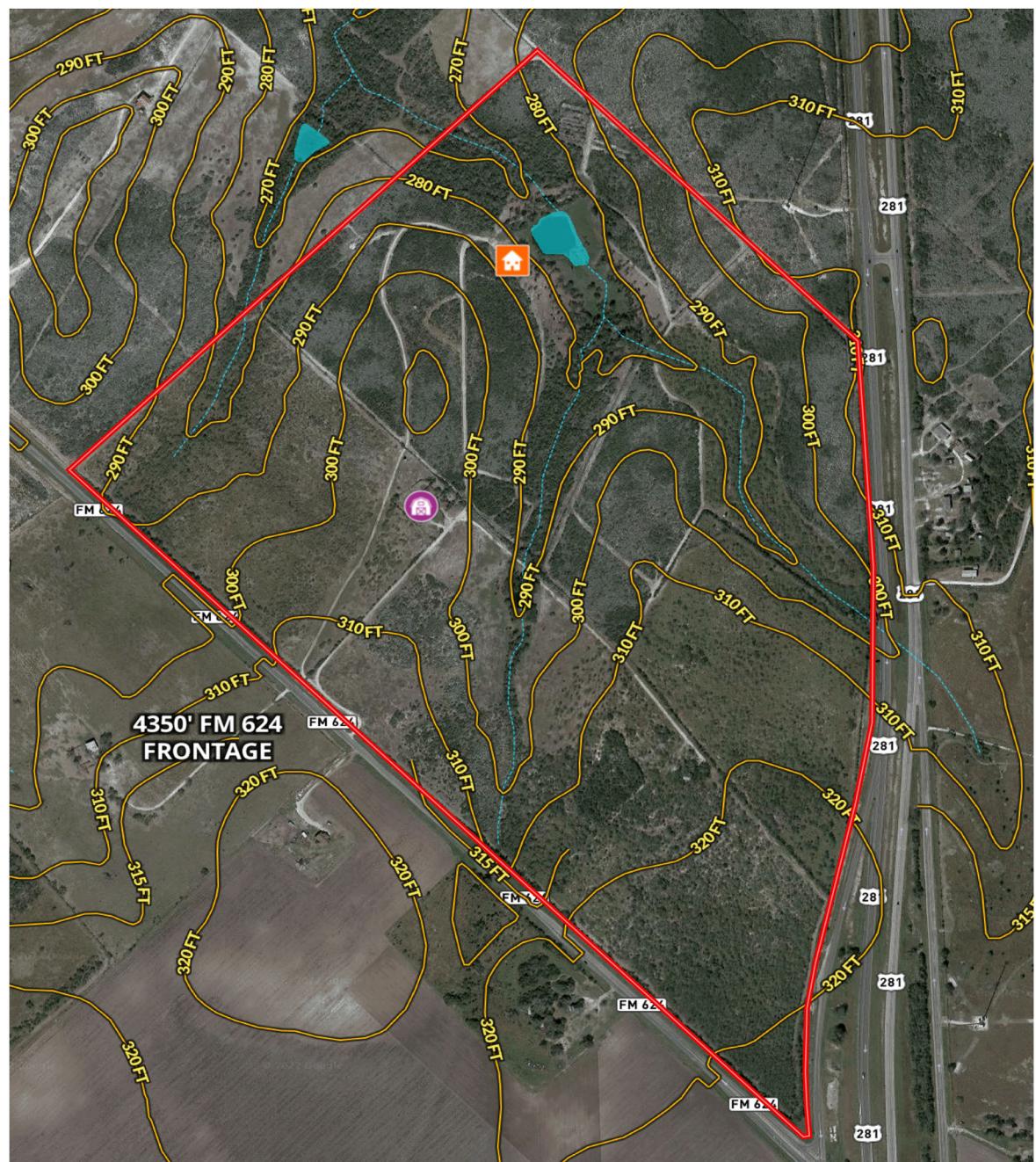
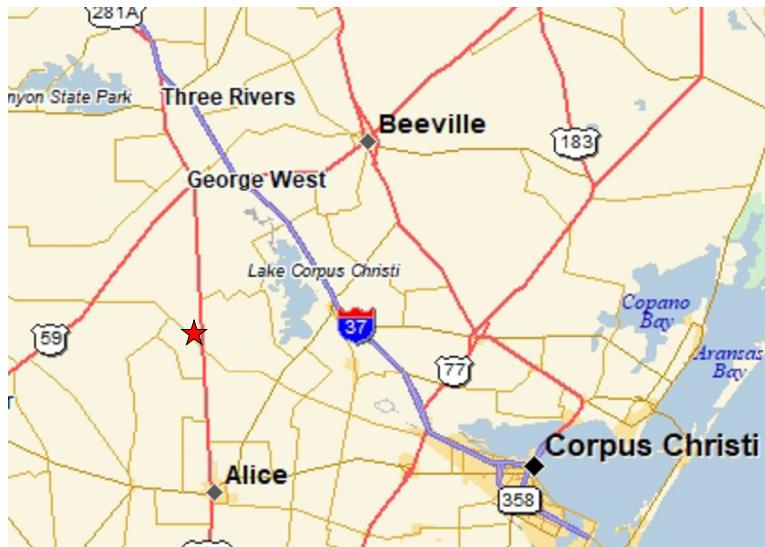
The southern boundary of the ranch has approximately 0.85 miles of frontage along FM 624, which is a two-lane paved road that is maintained by the state. The eastern boundary fronts U.S. Highway 281.

The ranch is close to Lake Corpus Christi (20 miles) and Choke Canyon State Park (40 miles), as well as the Gulf of Mexico and deep water ports.

There are public airport facilities near the Davis Ranch in Orange Grove, Alice and George West, with the nearest commercial airport being 45 miles E in Corpus Christi.

ACCESS

The Davis Ranch is accessed by a locked gate off of FM 624.



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TOPOGRAPHY

The Davis Ranch is a rare opportunity to acquire a pristine homestead or recreational getaway.

Elevations on this mostly square-shaped property range from 270 ft. above sea level, near the northwestern portion of the property, to 320 ft. on the southeastern corner of the ranch. These elevation changes create panoramic views of the surrounding countryside.

Soils present on the ranch are mostly Pernitas Sandy Clay Loam with some Lattas Clay.



WATER

There is abundant water on the Ranch for live-stock, game, and waterfowl with two tanks and two water wells.

The largest of the two tanks is in the northwestern section of the property on the north side of the home, where it provides many hours of enjoyment watching native wildlife, including migratory waterfowl come and go. Large picture windows provide views of the tank from almost anywhere in the house. The secondary tank is located near the middle of the ranch.



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WILDLIFE & VEGETATION

The diverse vegetation and incredible water system on the ranch offers spectacular hunting, fishing and wildlife viewing.

Large bull mesquite are scattered throughout the property. The ranch is loaded with desirable species of deer browse including guajillo, guayacan, lime prickly ash and other South Texas native vegetation. Also present is catclaw, blackbrush, whitebrush, cenizo, Texas persimmon and other varieties.

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IMPROVEMENTS

The Davis Ranch is improved with all the features for year-round living or a hunting get-a-way.

- **House-** 3 BR/2 BA, 2,400 sq. ft. stucco one story and a half home built in 1996, with a large open loft.
- **Barn-** A 30' x 40' metal barn with electricity is located centrally on the ranch and is primarily used for the storage of tractors and equipment with a working set of pipe cattle pens nearby.
- **Fencing-** The perimeter of the ranch is low fenced with cross fencing and cattleguards throughout the ranch.



MINERALS

This is a surface offering only.

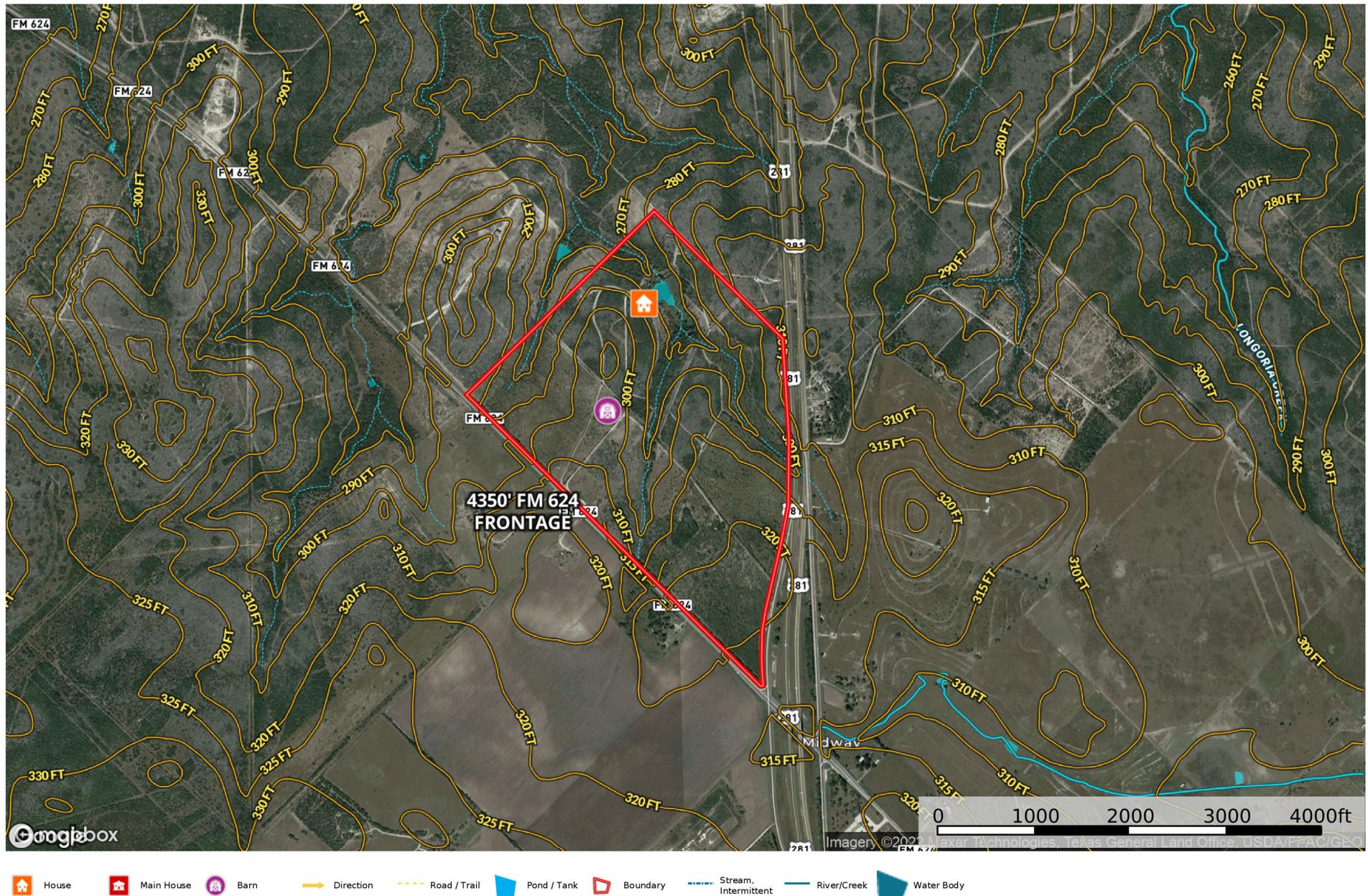
PRICE

\$1,095,000



Davis-Jim Wells Co
Live Oak County, Texas, 200 AC +/-

Desert Flower Realty, Inc.



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