

Heffron Ranch - 153.58 Acres



Desert Flower Realty, Inc.

621 FM 624, George West, TX

LOCATION

The Heffron Ranch is pretty-as-a-picture and located on FM 624, in the southwestern most corner of Live Oak County near the convergence of the Live Oak, McMullen, Jim Wells and Duval County lines.

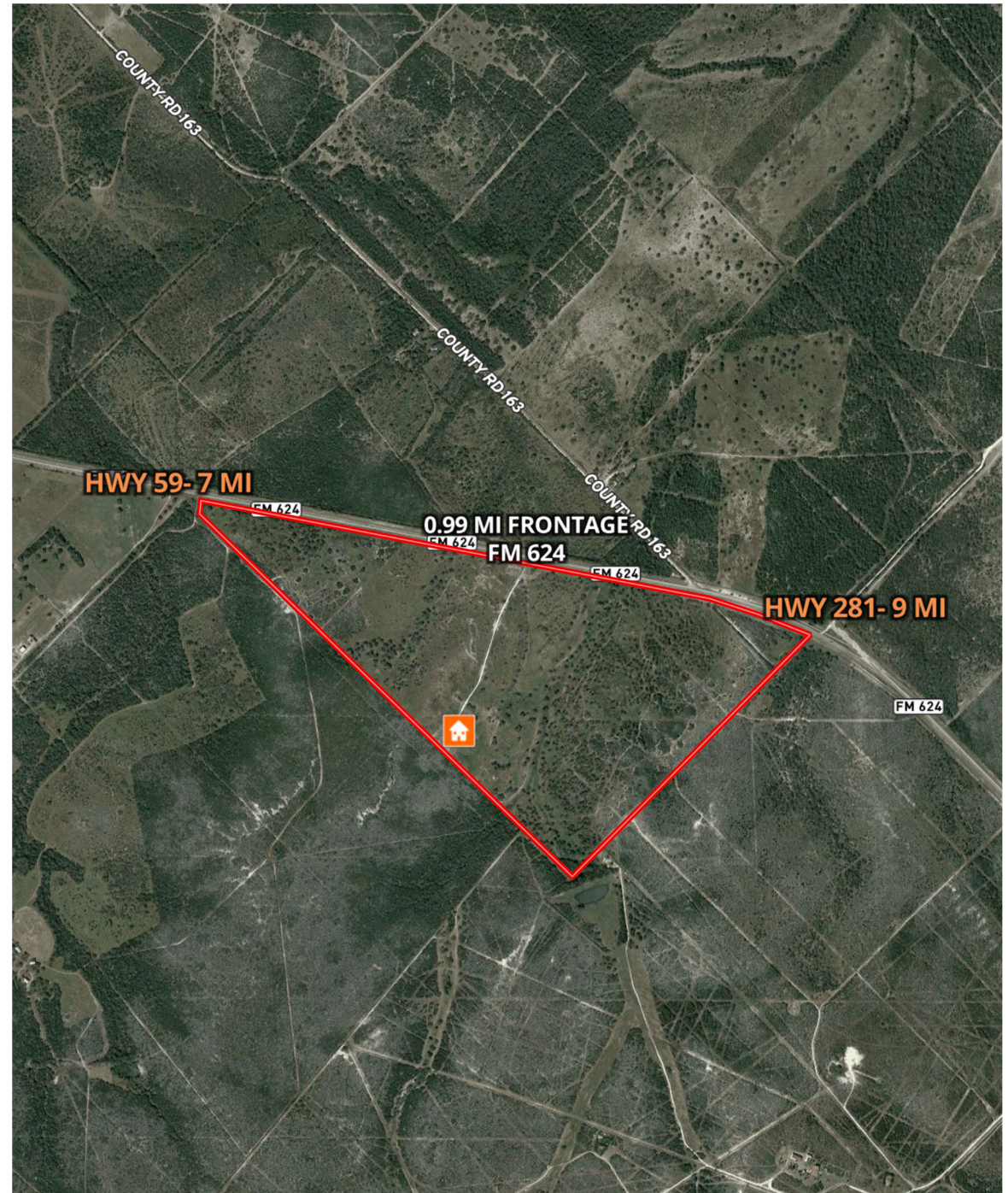
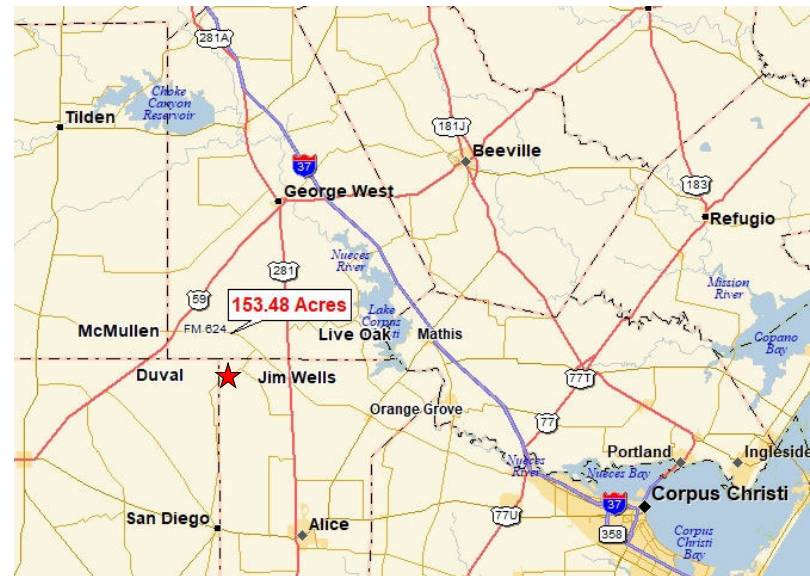
The Entrance is conveniently equidistant to both Hwy 281 (9 mi. E) and Hwy 59 (7 mi. W), and a short drive to the following towns:

Orange Grove-	21 mi. SE	Corpus Christi-	57 mi. SE
George West-	23 mi. N	San Antonio-	109 mi. N
Mathis-	33 mi. E	San Diego-	30 mi. S
Alice-	29 mi. S	Freer-	31 mi. SW

The northern boundary of the ranch has approximately 5,240 ft. (.99 mi.) of frontage along FM 624, which is a two-lane paved road.

ACCESS

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



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Topography & Vegetation

Elevations on this triangular-shaped property roll from 310-320 ft. above sea level, near the entrance, to 350-360 ft. around the remainder of the ranch. These elevation changes create gorgeous views of the surrounding countryside.

Approximately one-third of the ranch is good quality, South Texas brush with guajillo, lime prickly ash, and granenjo, to name a few. The property is nicely wooded with big, mature Mesquite trees. High-quality Buffel grass is the predominant improved grass. Other lush,, native grasses are abundant on the ranch.

The soils on the property are primarily Pettus Sandy Clay Loam and Weesatche Sandy Loam.

Water

Heffron Ranch is sufficiently watered with two water wells. One well supplies water to the house. The second, newer, well supplies water to the trough and serves as an auxiliary well to the house.



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Exterior Improvements

This pristine ranch is wonderfully improved with meticulously-cared-for amenities necessary to run cattle and enjoy peaceful, country living surrounded by wildlife.

Exterior improvements include a nice set of pipe cattle pens and squeeze chute, which are centrally located near the water trough.

An over-sized, open-sided metal barn, which rests on a concrete foundation is near the house. The barn is outfitted with electricity and water. A small storage shed also sits nearby.

The home utilizes a septic system. Electricity is provided by Nueces Electric Coop. The home also has satellite T.V.

The entire perimeter is 5-wire barbed wire fencing in excellent condition.



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Home Exterior

The home sits on a lovely park-like setting of manicured grass and lovely, shade trees.

In 2010, the historic home was moved to its current location and completely rebuilt from the wood frame.

The home features:

- Approximately 700 sq. ft. of Covered, Wraparound Porch
- Double Car Metal Carport with Concrete Flooring and Additional Storage Area
- Concrete Sidewalks to Front Door and Carport
- Metal Roof
- Double Pane Windows
- Foam Insulation
- Central HVAC
- Pier and Beam Foundation
- Fenced Yard and Cattle Guard



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Home Interior

The same attention to detail outside is carried on throughout the interior of the home. The two bedroom/two bath, 1,034 sq. ft. home is loaded with practical design.

- Beautiful Kitchen Cabinetry
- Granite Countertops in Kitchen
- Hardwood Flooring Throughout
- Open Living and Dining Area
- Large Windows to enjoy the Gorgeous Views
- His & Her Master Closets
- Large Bathrooms
- Laundry in Master Bath



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MINERALS

This is a surface offering only.

PRICE

\$1,100,000

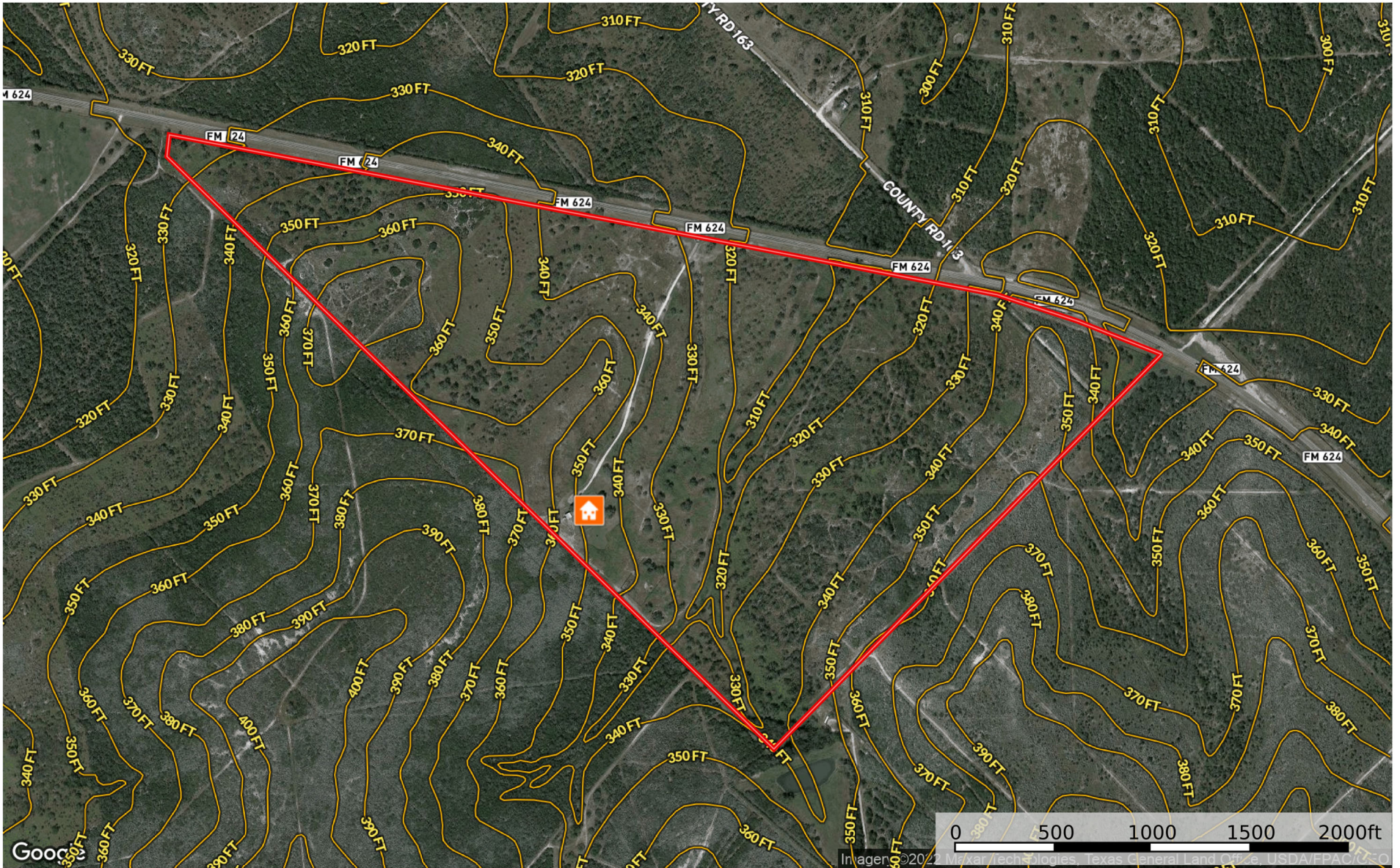
Taxes

2022 taxes are \$475 with both homestead and ag exemptions.



Live Oak County

Live Oak County, Texas, AC +/-




-  Barn
-  Well
-  House
-  Fence
-  Direction
-  Boundary
-  Boundary
-  Pond / Tank

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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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John T. Walker, Broker

