

Cagle Ranch - 334.49 Acres



Desert Flower Realty, Inc.

Live Oak County

LOCATION

The Cagle Ranch is located in Live Oak County, approximately 11 miles West of George West, 35 miles North of Alice, 15 miles Southwest of Three Rivers, 60 miles Northwest of Corpus Christi and 75 miles South of San Antonio.

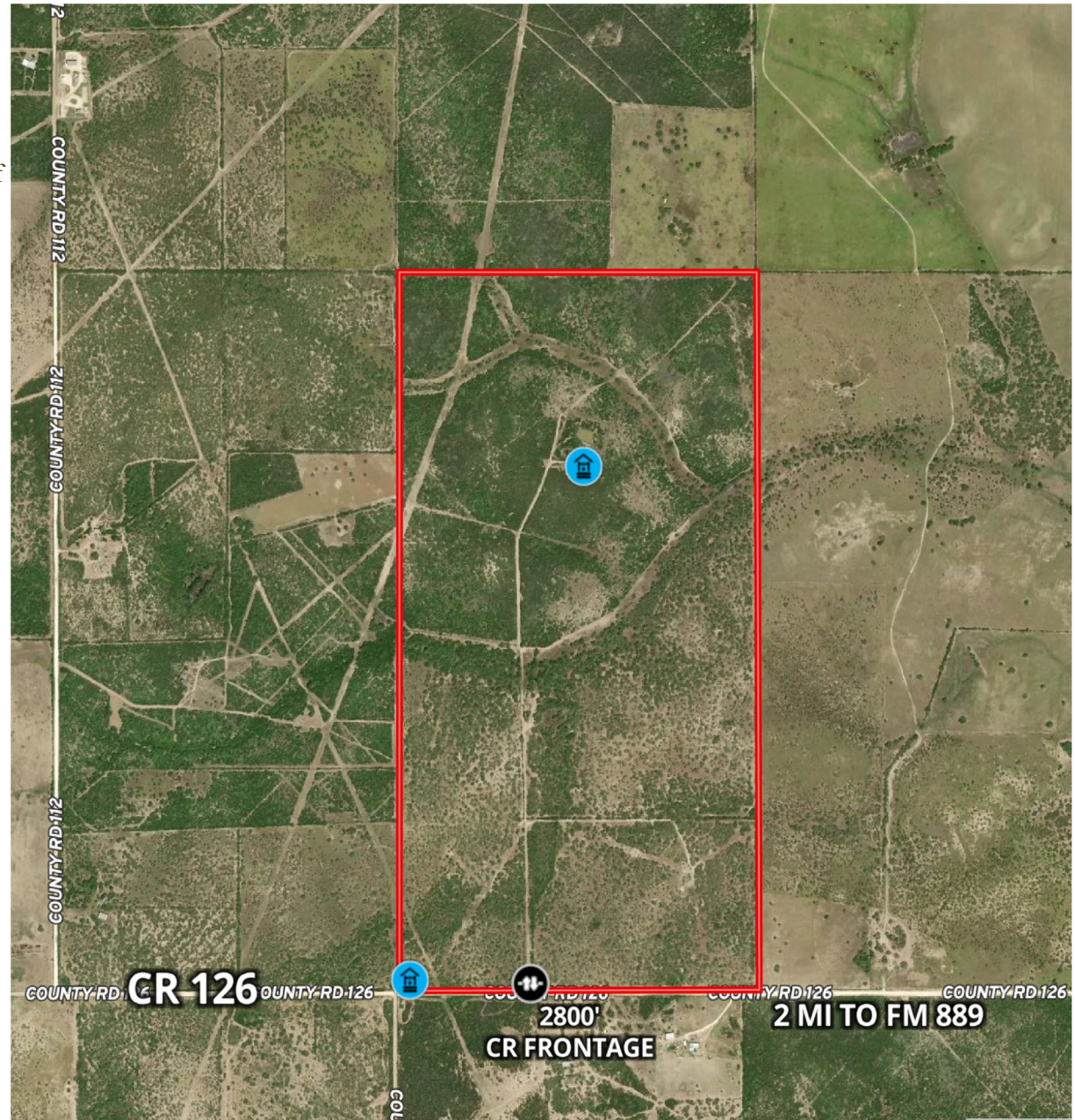
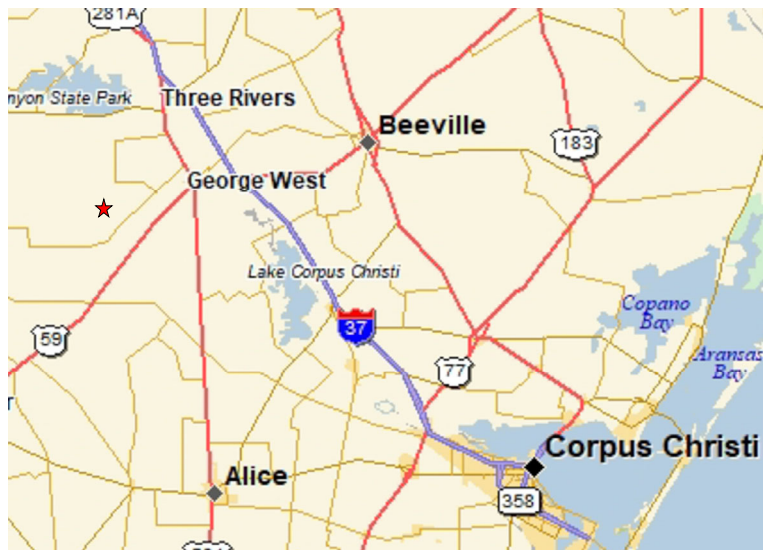
The southern boundary of the ranch has approximately 2800 foot of frontage along CR 126, which is a two-lane road that is maintained by the county.

The ranch is close to Lake Corpus Christi (20 miles) and Choke Canyon State Park (12 miles), as well as the Gulf of Mexico and deep water ports.

There are public airport facilities near the Cagle Ranch in George West, Alice and Orange Grove, with the nearest commercial airport being 60 miles Southeast in Corpus Christi.

ACCESS

The Cagle Ranch is accessed by a locked gate off of CR 126.



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TOPOGRAPHY

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

Elevations on this rectangle-shaped property range from 320 ft. above sea level, near the eastern portion of the property, to 380 ft. on the southern and western corner of the ranch. These elevation changes create panoramic views of the surrounding countryside.

Soils present on the ranch are mostly Pernitas Fine Sandy Loam and Clareville Sandy Clay Loam with some Annarose Fine Sandy Loam.



WATER

The Cagle Ranch is well watered for livestock, game, and waterfowl with a nice tank and a water well. Eight 500 gallon functioning, concrete water troughs are located throughout the ranch.



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WILDLIFE & VEGETATION

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

This beautiful ranch provides excellent dove, bobwhite quail, and turkey hunting. This area is known for excellent native white-tail deer genetics. The owner reports seeing large whitetail bucks regular. Large groups of wild turkey come and go on the ranch. Additionally, the wild hog and varmint hunter will not be disappointed.

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.



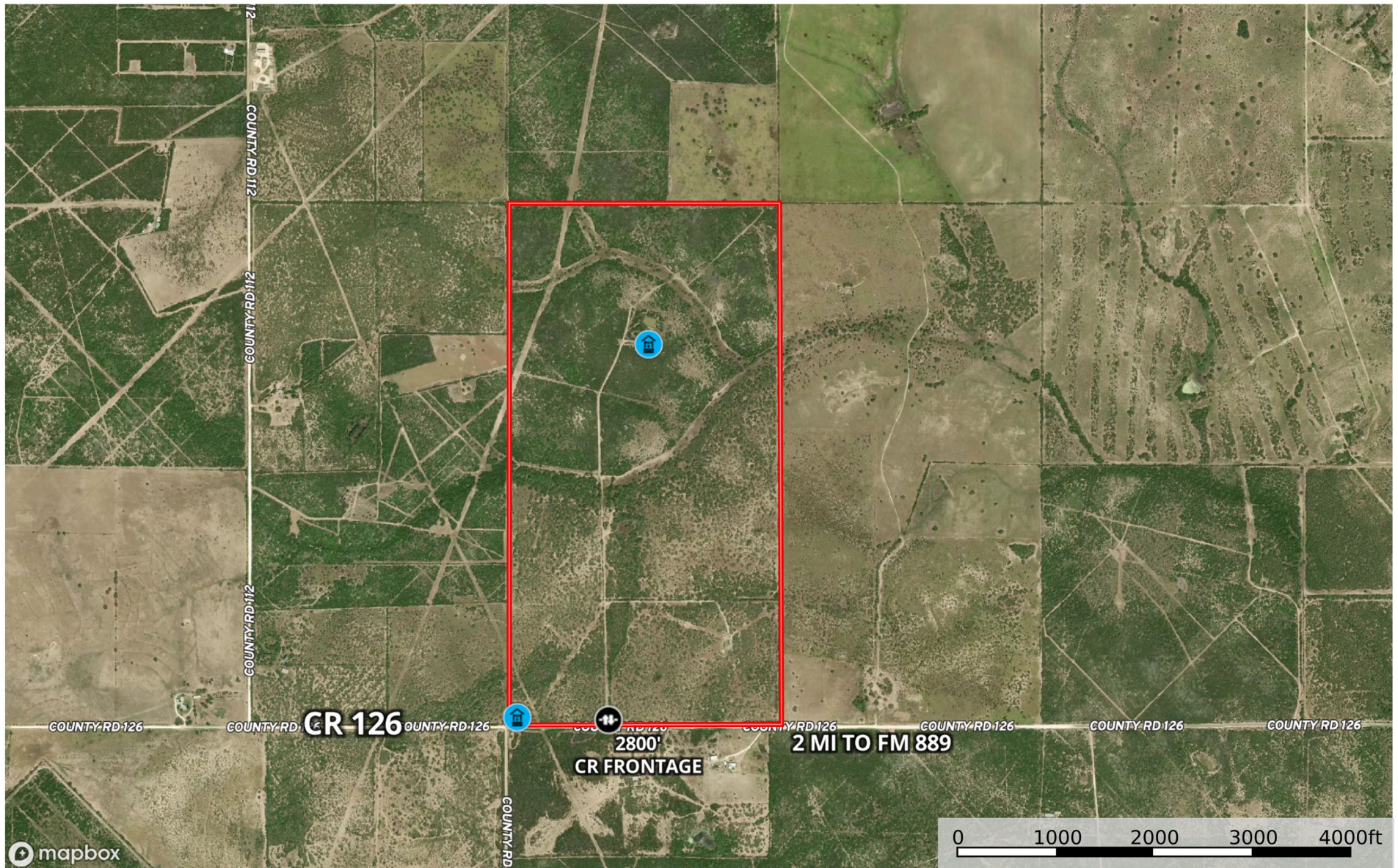
MINERALS

This is a surface offering only.

PRICE

\$1,537,000/
\$4,595 per acre

334.49 Ac CR 126, GW, Tx
Texas, AC +/-



Well Gate Boundary

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www.desertflowerrealty.com

506 Houston St, PO Box 1657, George West, TX 78022

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



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