

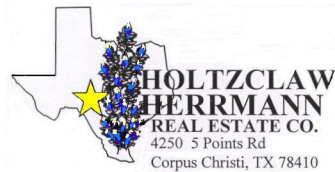
A New Ranch Available in South Texas.....

Pin Oak Ranch 410 acres +/- Live Oak County, Texas



Presented By

**Eric Bluntzer, Broker
Holtzclaw Herrmann Real Estate Co.**



361-813-7007

410 acres +/- Live Oak County, Texas

Location

Generally located about midway between Alice and George West and due west of Orange Grove on FM 624. Access is off County Road 363. The property is in the NE corner of FM 624 and County Road 363. It is about 45 minutes west of Corpus Christi and 1.5 hours south of San Antonio.

Improvements

The ranch is perfect. All the roads and senderos you need are present. There are some old meandering strips that at one time were cleared and have come back in just the right amount of mixed brush, cactus and mesquite. It is great ranch to drive. There is a modest 2 bedroom, 1 bath cabin and an old shed to cover your tractor and your jeep. A good set of working pens is present as well as an excellent set of interior crossfences. One water well at the camp and a second centrally located submersible pump with power to the interior of the ranch. The exterior fences are good and one side is high fenced.

Soil / Topography / Vegetation

This ranch is generally comprised of clay loam to some sand, sandy loam and even darker soils in the creeks.

Most of the native South Texas brush species are present here. Mesquite, prickly pear, lime prickly ash, lotebush, guajacan. There are some old grass fields of coastal and buffel grass. Several creeks traverse the property. It is an excellent mix of hunting and grazing without being an "open country" ranch.

Wildlife

Just like the brush, all typical species of South Texas wildlife are present.

Minerals

Surface Estate Only

Price

\$1,107,000

This has to be one of the best all around ranches on the market in its size class.



Aerial View



Disclaimer: This information was obtained through sources deemed reliable; however, Eric Bluntzer, Broker, in no way warrants or guarantees its accuracy. The Buyer should confirm all data prior to contracting to purchase. This property is offered subject to prior sales, change in price, and withdrawal from the market without notice.

For further information and showings contact:

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