

REFUGIO RANCH

114+/- ACRES

GOLIAD COUNTY
PROPERTY DESCRIPTION



Excellent 114+/- Acre Hunting/Cattle Ranch in Refugio County!

Great Location, Large Neighboring Ranches, Seasonal Creek, Huge Live Oak Trees & Lots of Cover for Wildlife

Located just 4 miles north of Refugio, Texas, this great hunting ranch is on the north side of US Hwy 77 and has approximately 3,300 ft. of Hwy 77 frontage. The property is loaded with wildlife, including whitetail deer, turkey & hogs.

Ranch terrain is approximately 55% productive pastureland with scattered brush. The remaining acreage is heavily wooded with large live oak trees and dense underbrush. Most of the thick vegetation is concentrated along Middle Creek - a seasonal creek that winds through a majority of the ranch, eventually feeding Melon Creek. Ranch has pockets of open areas that create great locations for blinds and feeders.

Ranch Improvements include a "Camp Area" with electricity, a water well, septic system, R.V. hookup and fenced enclosure. The Camp is shaded by oaks and has great views of the nearby stock tank with pier. Additional ranch improvements include a three-bay storage barn and a small livestock barn near a set of cattle pens.

Once the site of a feed store, the property still has several old concrete slabs located near the highway.

Property Directions:

From Refugio, the ranch is located approximately 4 miles north of Refugio off US Hwy 77 and is accessed by railroad crossing #481.

LIST PRICE \$513,000



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**COLDWELL
BANKER**
THE RON BROWN
COMPANY

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REFUGIO RANCH

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PROPERTY AERIAL



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 TerraStride Pro

REFUGIO RANCH

114 +/- ACRES

REFUGIO COUNTY
PROPERTY TOPO



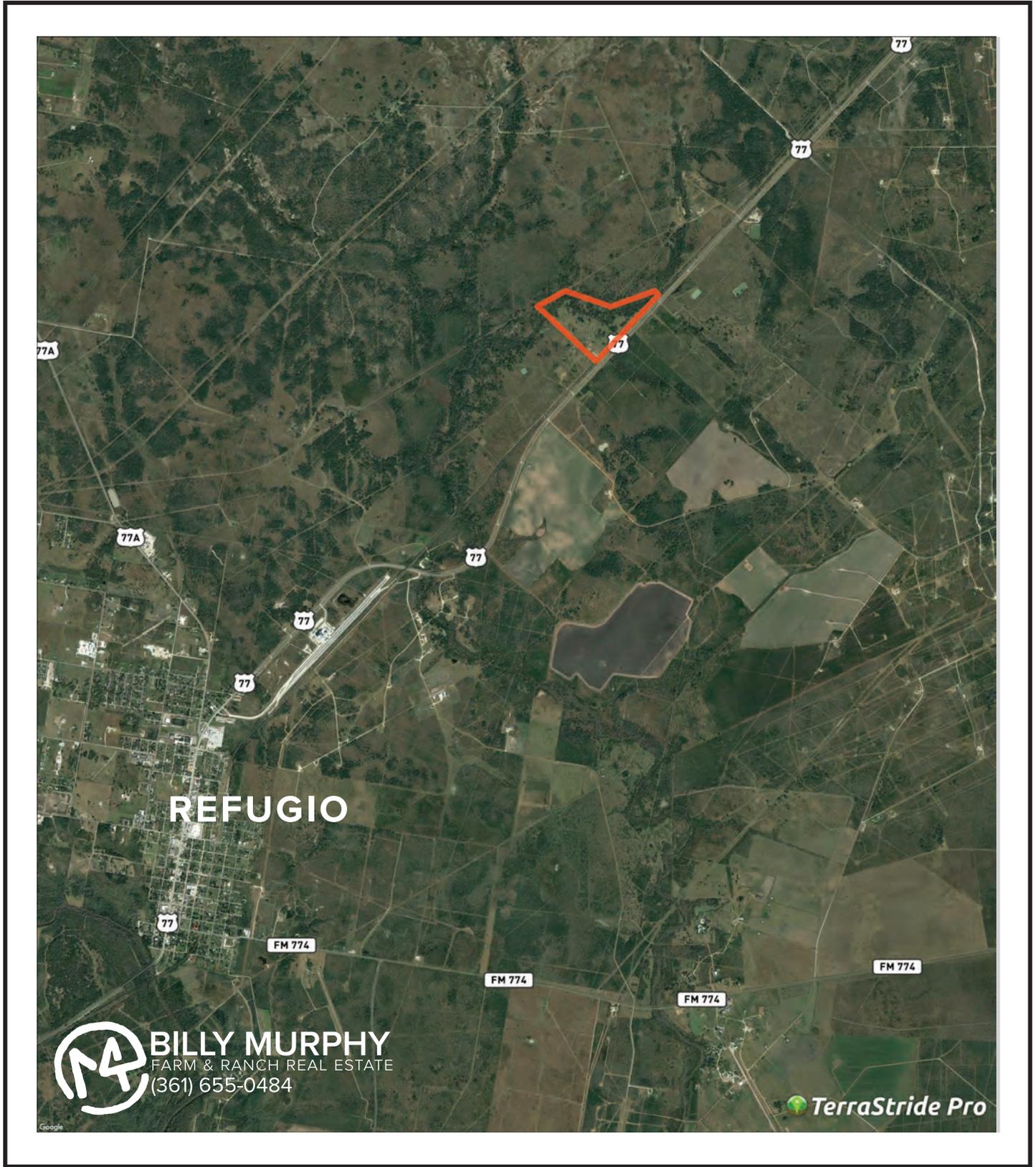
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114 +/- ACRES

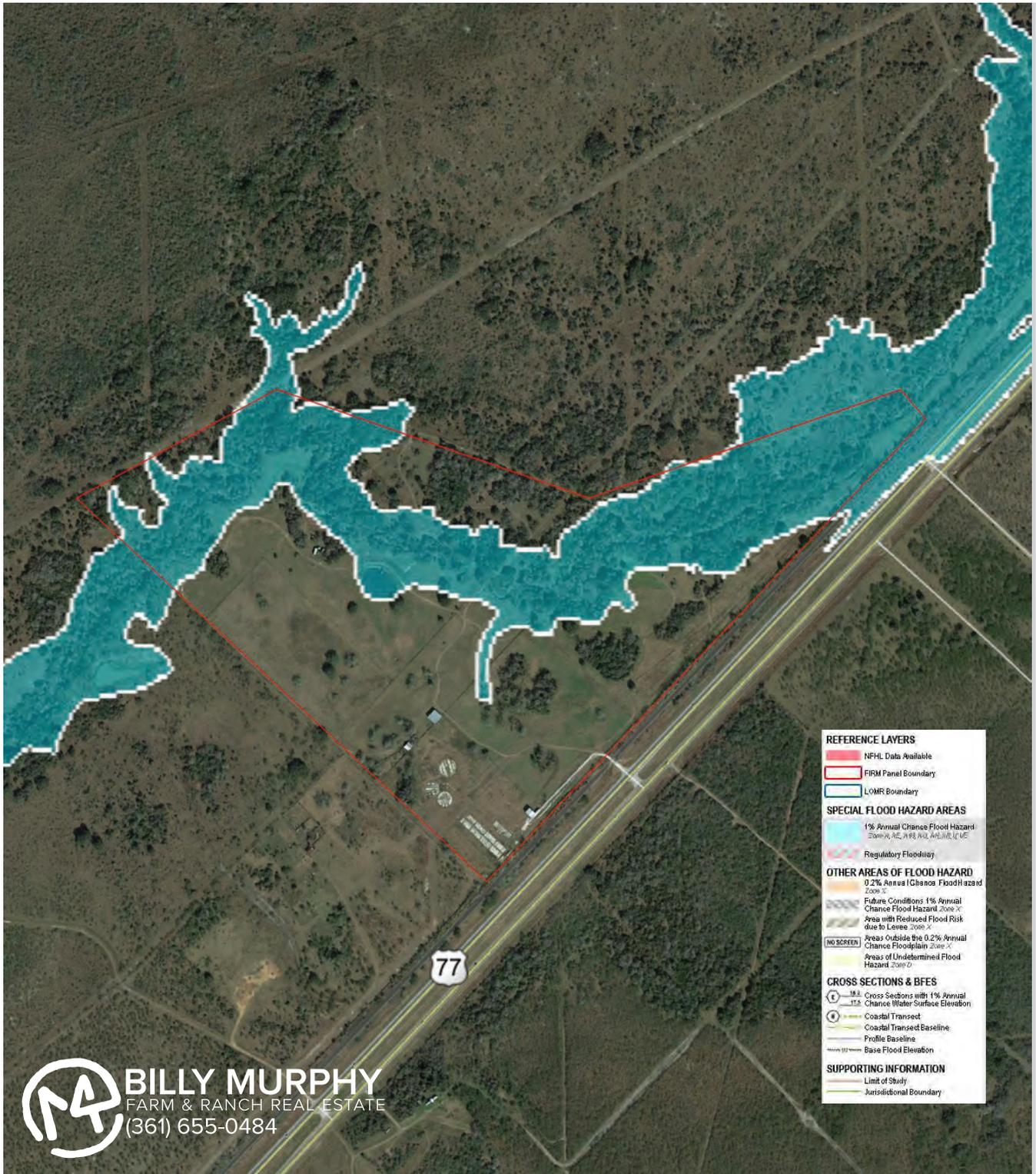
REFUGIO COUNTY
PROPERTY LOCATION



REFUGIO RANCH

114 +/- ACRES

REFUGIO COUNTY
PROPERTY FLOOD



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REFUGIO RANCH

114 +/- ACRES

REFUGIO COUNTY
MIDDLE CREEK OUTLINE



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