



Sportsman's 90

TBD CR 444 Waelder, TX 78959

90 Acres

\$584,900



HUNTING | FISHING | SEASONAL CREEK | WATER LEASE

This 90 acre recreational property is the perfect spot for the avid sportsman to spend their time just on the outskirts of town. Surrounded by open pastures, the timber filled property and pond stocked with large-mouth bass, provides the perfect sanctuary for quality whitetail deer, turkey, and dove.

The property is about 70 % wooded with the remaining 30% being a seasonal creek drainage with mature trees and a few grass covered breaks. The seasonal creek and cover on this property provides a natural travel corridor with adequate food and protection for the many animals. The owner's family and friends have hunted deer on the property and report good numbers and quality bucks.

The front portion of the property has been previously cleared and has some Mesquite tree re-growth. This could be cleared again if needed for cattle grazing. The pastures are currently a mix of both improved and native grasses including Coastal Bermuda. The property is perimeter fenced and needs repair in places. This parcel also includes an excellent fenced in cattle trap which leads to working pens with a good chute.

The pond located in the North corner of the parcel provides an excellent place to hunt dove and the occasional duck during in the fall and winter seasons. The seasonal Baldridge creek provides a temporary water source in times of sufficient rain, and a wildlife superhighway when it is dry. The property is subject to a transferable water lease effective through 2029.

The seller believes to own the entire mineral estate and will consider selling some with a full price or better offer. The property is currently qualified under the Agricultural tax valuation.

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Kendrick Baros

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(361) 212-2892



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WATER

Pond

Seasonal Creek

Water Lease

TREES

Cedar Elms, Post Oaks, Live Oaks, Yaupon, American Elms, Gum Bumelia, Hackberry, Eastern Red Cedar, Blackjack Oak

GRASSES

Coastal Bermuda, Silver Bluestem, Little Bluestem, KR Bluestem, Texas Winter Grass

SHRUBS

Green Briar, Texas Croton, Woolly Croton, Broomweed, Ragweed

WILDLIFE

Whitetail Deer, Dove, Turkey, Feral Hogs, Large-mouth Bass, Bluegill, Bobcat, Coyotes

UTILITIES

Water Well Needed | Electricity Needed

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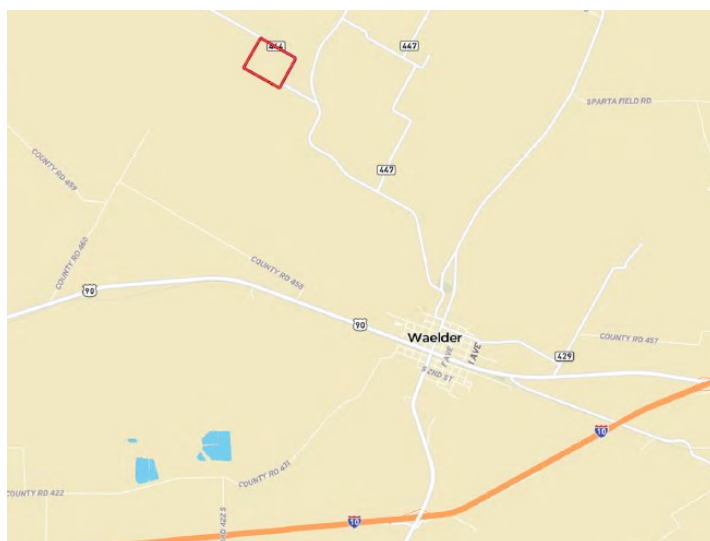


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LOCATION

Gonzales County

1hr 10min from Austin

1hr 20 min from San Antonio

21 Miles to Gonzales / 4.1 miles to Waelder

DIRECTIONS

From Waelder, head North on Avenue E, then turn left on N 5th St. Turn right at the 1st cross street on to FM 1296. Follow FM 1296 for 2.4 miles, turn left onto CR 444. In 1 mile, the entrance will be on the left.

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