

# DOE BRANCH CREEK RANCH

±590 Acres | Karnes County



**Anthony Simpson-Broker**  
Office: 830.955.1725  
Cell: 210.854.6365

**SimpsonRanches.com**  
**Anthony@SimpsonRanches.com**



### **DESCRIPTION**

Water, water, water! This is a well taken care of ranch located just southwest of Kenedy. The main feature of this ranch is the lake/reservoir of over 35 acres built in 1954 as part of the Escondido Creek Watershed Project. Today, this lake has matured very well with great fishing and has become a mecca for a variety of birds. The pastures are in great condition with a good stand of Klein and coastal grasses. There is a home overlooking the lake along with a few other improvements. Not often will you find a ranch for sale like this one!



### **LOCATION**

Located on Highway 72 just 5.5 miles southwest of Highway 181 in Kenedy. 1 hour 15 minutes from San Antonio. 1 hour 20 minutes from Corpus Christi. 3 hours from Houston.

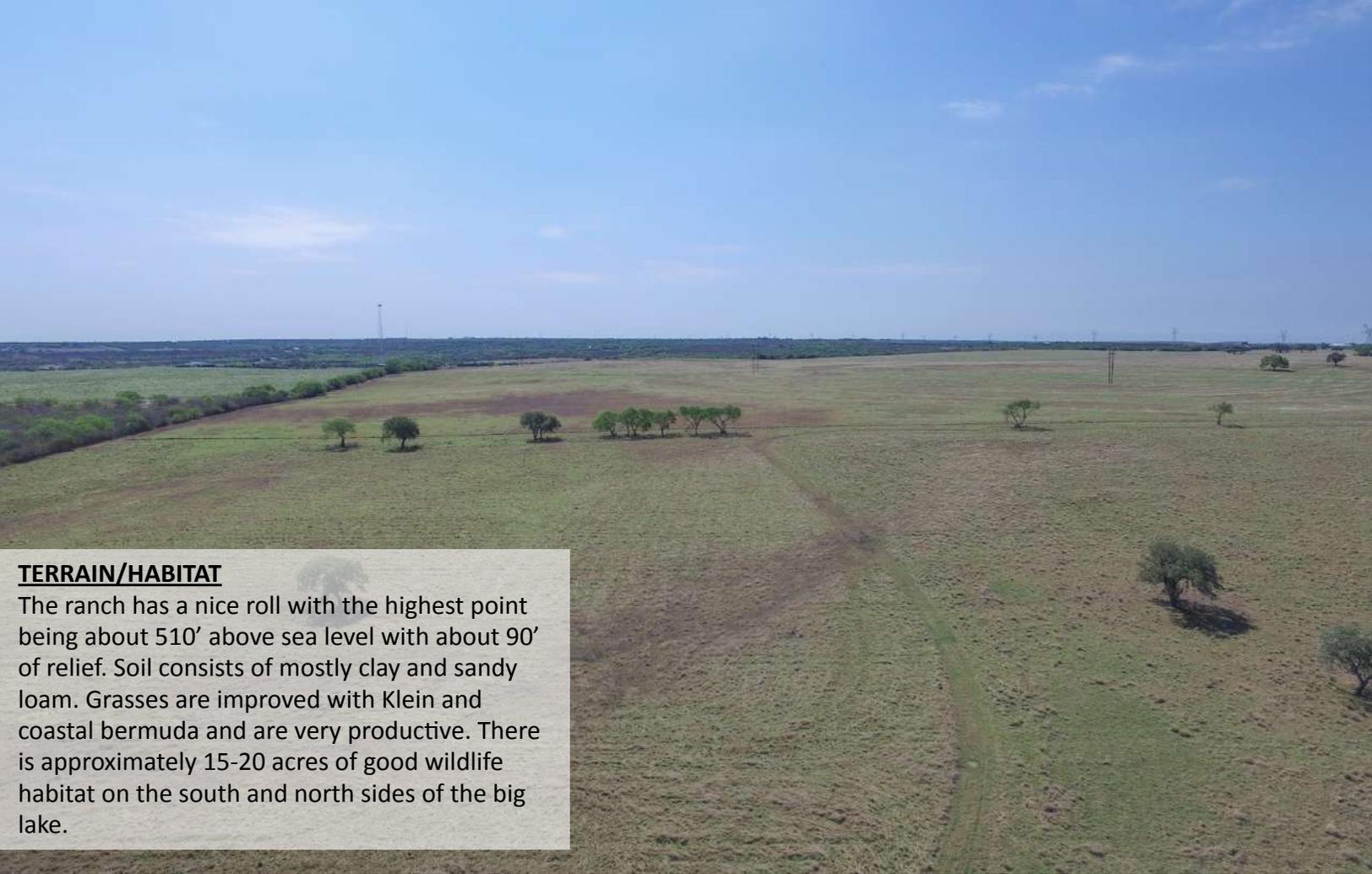
## **IMPROVEMENTS**

A nice 2 story 3 bedroom, 2 bath home overlooks the lake with a large fenced yard. Down from the house at the lakeside, you will find a fishing pier, covered shed with concrete floor, BBQ pit and sink. Just a few feet away you will find your own skeet range. As for the ag improvements, there is a 3-sided metal barn, a 2-sided drive through barn, a single sided shed and 1 wood framed barn. There is a very good set of pipe cattle working pens equipped with a covered squeeze chute. Last, but not least, you will find a modest roping arena, 6 stall horse barn with turnouts and 5 paddocks with water and shed cover. The property has good perimeter and cross fencing.



## **WATER**

1 submersible electric water well, 1 solar well and a rural water meter. A ±35 acre lake stocked with fish and 2 smaller ponds.



**TERRAIN/HABITAT**

The ranch has a nice roll with the highest point being about 510' above sea level with about 90' of relief. Soil consists of mostly clay and sandy loam. Grasses are improved with Klein and coastal bermuda and are very productive. There is approximately 15-20 acres of good wildlife habitat on the south and north sides of the big lake.



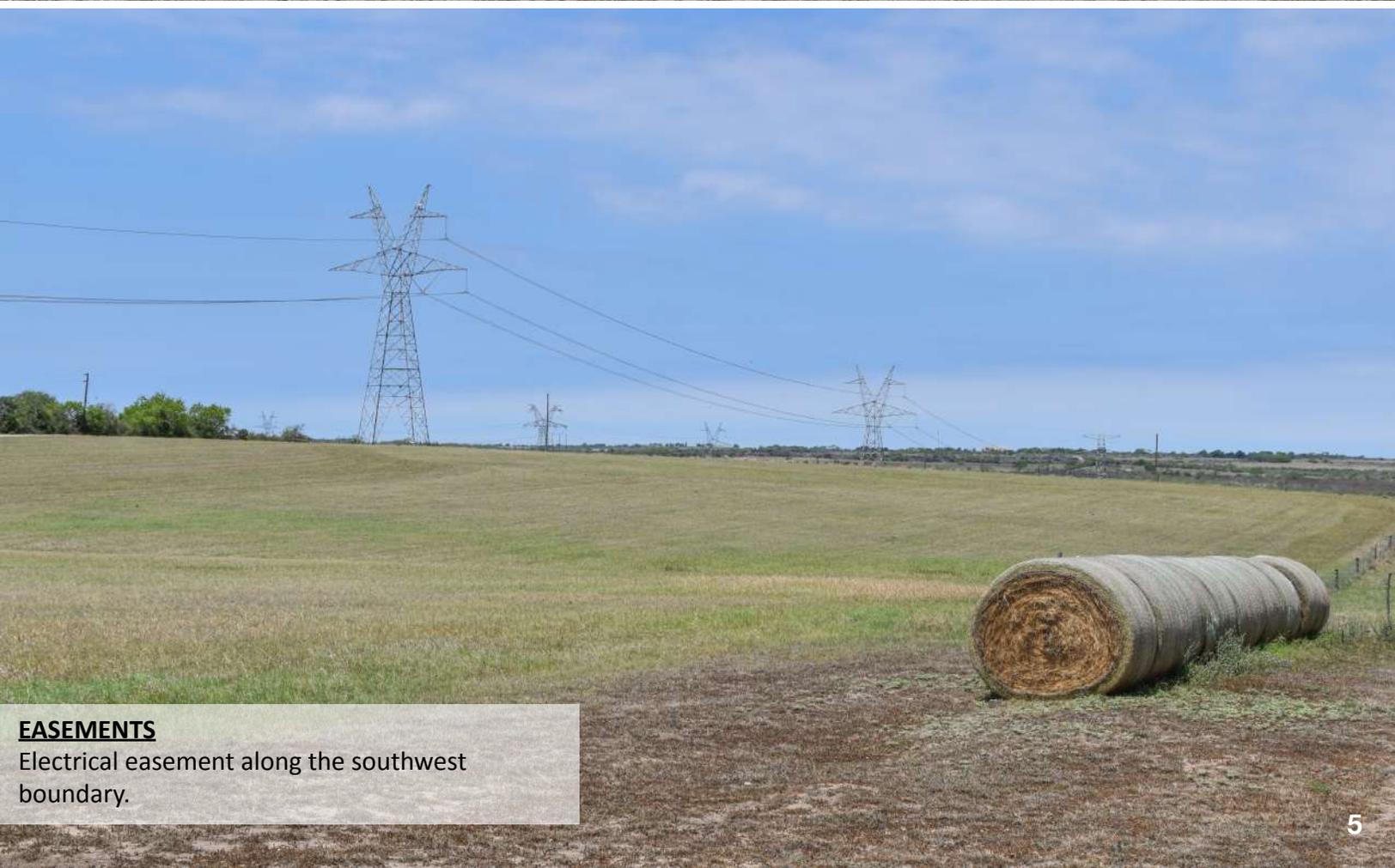
**WILDLIFE**

Wildlife consists of native whitetail deer, wild hogs, turkey, dove and ducks.



**EQUIPMENT TO BE CONVEYED**

1 deer blind, some game feeders, skeet throwers. All other equipment will be retained by seller, but some may be able to be purchased separately.



**EASEMENTS**

Electrical easement along the southwest boundary.



**MINERALS**  
Surface sale only. There is only one gas pad located on the far eastern corner (see aerial).



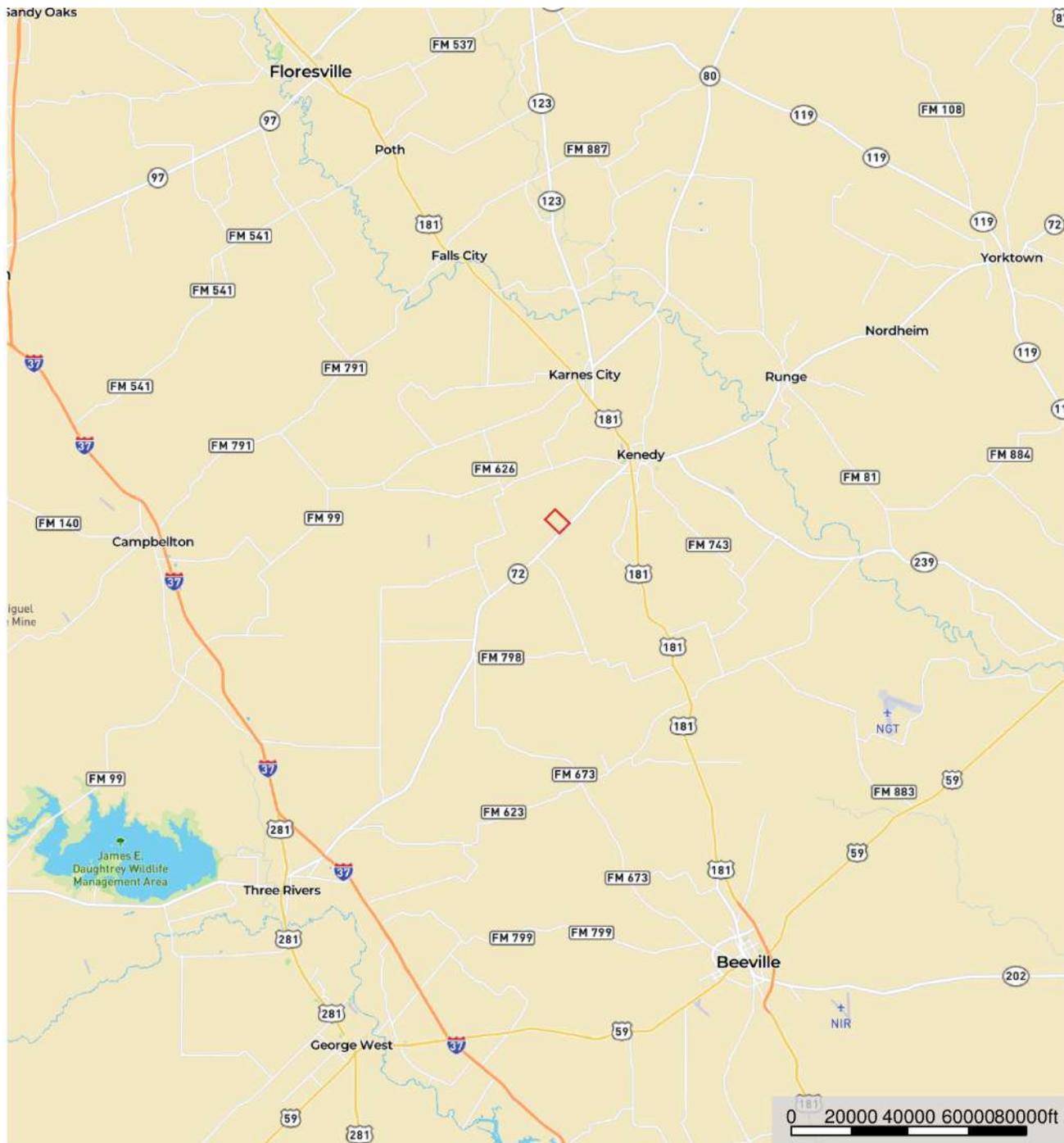
**SUMMARY**  
This is a top notch cattle ranch with the added recreational value of having a large lake big enough to possibly ski on. Great fishing, dove and duck hunting as well as deer, hogs and turkey along with roping and horseback riding possibilities make this ranch an absolute must see!

## DISCLAIMERS

Real Estate buyers are hereby notified that real properties and its rights and amenities in the State of Texas are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate should investigate any concerns regarding a specific real property to their satisfaction.

Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Simpson Ranches & Land, LLC, Broker.

Simpson Ranches & Land, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Simpson Ranches & Land, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Simpson Ranches & Land, LLC's sole and absolute discretion.



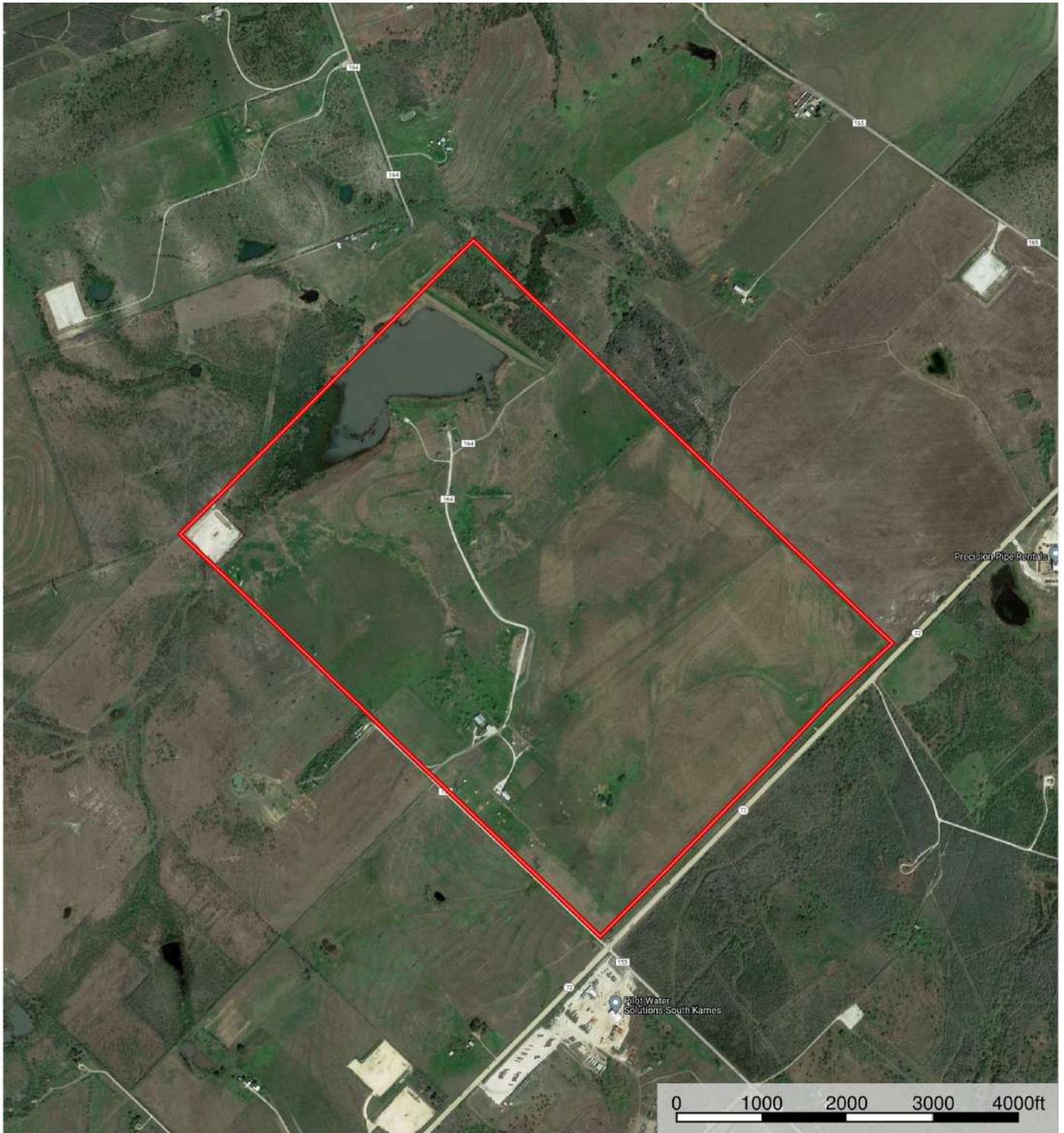
Anthony Simpson  
Anthony@SimpsonRanches.com  
SimpsonRanches.com



Cell: 210.854.6365  
Office: 830.955.1725

# DOE BRANCH CREEK RANCH

590 Acres | Karnes County



 Boundary

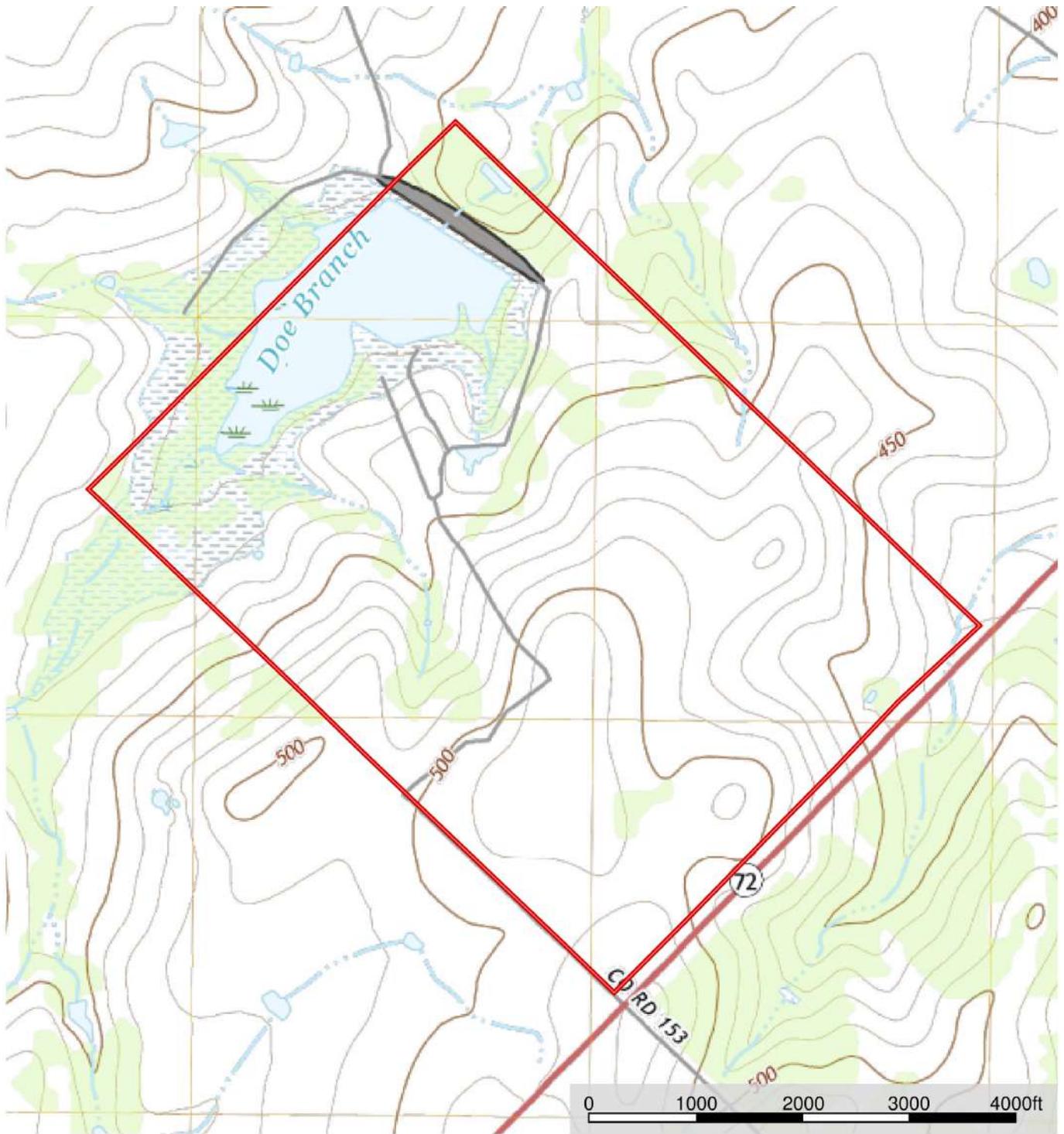
Anthony Simpson  
Anthony@SimpsonRanches.com  
SimpsonRanches.com



Cell: 210.854.6365  
Office: 830.955.1725

# DOE BRANCH CREEK RANCH

590 Acres | Karnes County



Boundary

Anthony Simpson  
Anthony@SimpsonRanches.com  
SimpsonRanches.com



Cell: 210.854.6365  
Office: 830.955.1725

