



Double K Ranch

TBD County Road 180, Smiley, TX 78159

265.831 Acres

\$1,847,525



LUSH HABITAT

Double K Ranch is 265 acres of wooded wildlife habitat ready to be hunted and explored. This raw land is a perfect opportunity for the outdoor enthusiast with the desire to create their own year-round hunting preserve just a few miles from town. The owner is willing to subdivide into 100+ acre tracts.

265.831 acres of ag-exempt land mostly covered with bull mesquites, prickly pear cactus, and thick native grasses. Along the ravines are large live oaks, massive elms, and many mud holes for the wildlife to cool in the heat of the day. Additionally, two ponds provide cool water when needed. This rugged ranch with its wild habitat has no doubt been home for various varmints for years. Hunters can expect to see whitetail deer, bobcats, coyotes, feral hogs, and mourning dove throughout the year.

Electricity runs along CR 180 which can be used to power your campsite or a water well if desired. The perimeter is low fenced, and cattle pens are located in the middle of the property. There are many 12 ft. wide cut roads along most of the perimeter fence and a few on the interior providing ATV access to the seasonal drainages for hunting purposes. Additionally, a 50 ft. wide pipeline easement across the property provides great travel access.

The property currently has an agricultural tax valuation but could easily convert to a wildlife management valuation to further benefit the hunting land. Yearly taxes are approximately \$500. No mineral rights are included.



ATV TRAILS



CLOSE TO TOWN

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Kendrick Baros

Realtor® - Land Specialist

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(361) 212-2892



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TREES

Live oak
Elm
Mesquite

GRASSES

Thick native grasses

SHRUBS

Prickly pear cactus

WATER

Two ponds
Seasonal creeks

WILDLIFE

Whitetail deer
Dove, Hogs
Bobcats
Coyotes
Songbirds
Small mammals

UTILITIES

Electricity available

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LOCATION

Gonzales County. 5 miles to Smiley, 9 miles to Nixon, 22 miles to Gonzales, 63 miles to downtown San Antonio, 84 miles to downtown Austin, 159 miles to downtown Houston.



DIRECTIONS

From Nixon head east on Hwy 87, turn left on FM 77, in 6 miles turn right on CR 180. After the road takes a 90-degree turn to the right, property is half a mile on the right.

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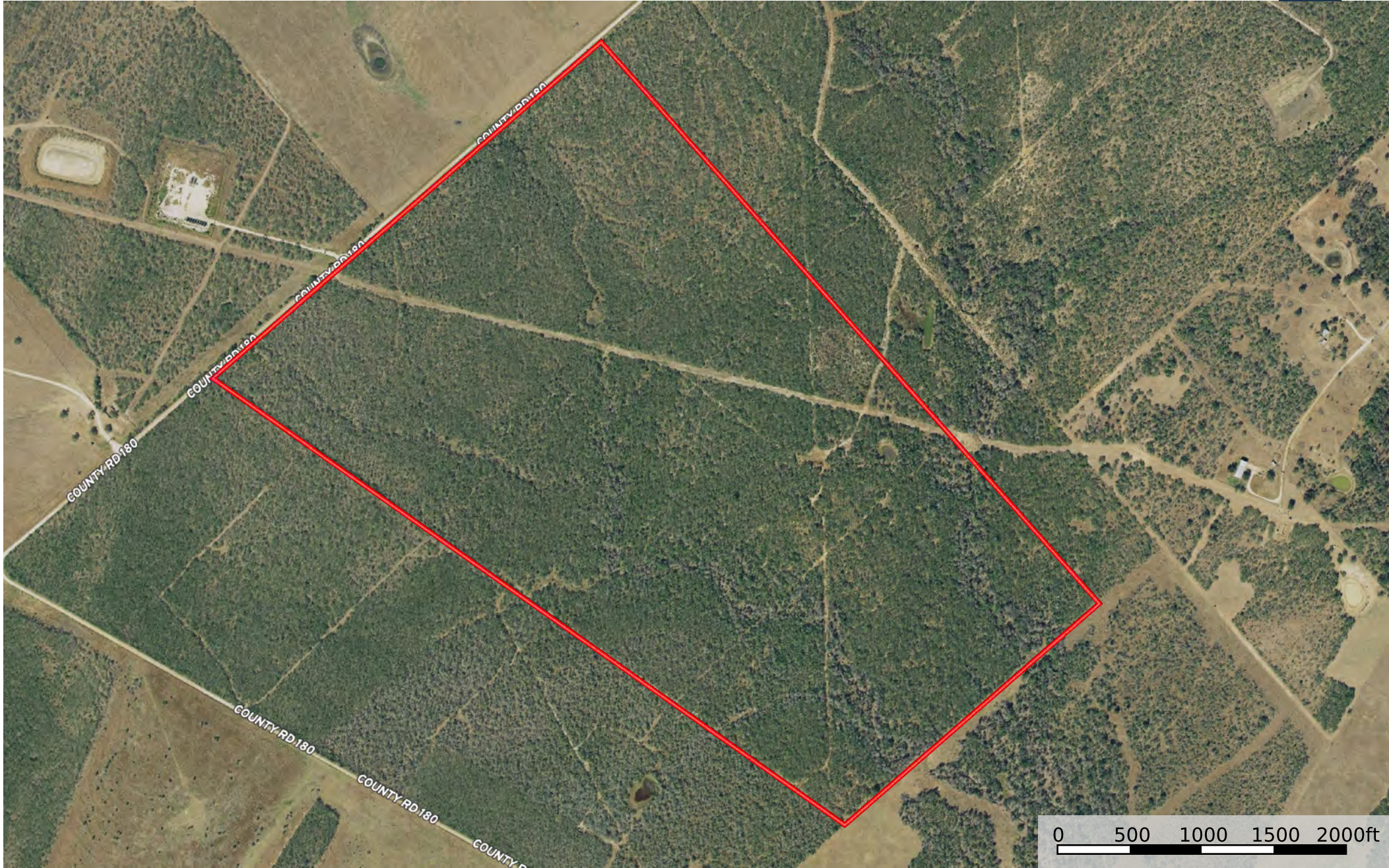


Kendrick Baros

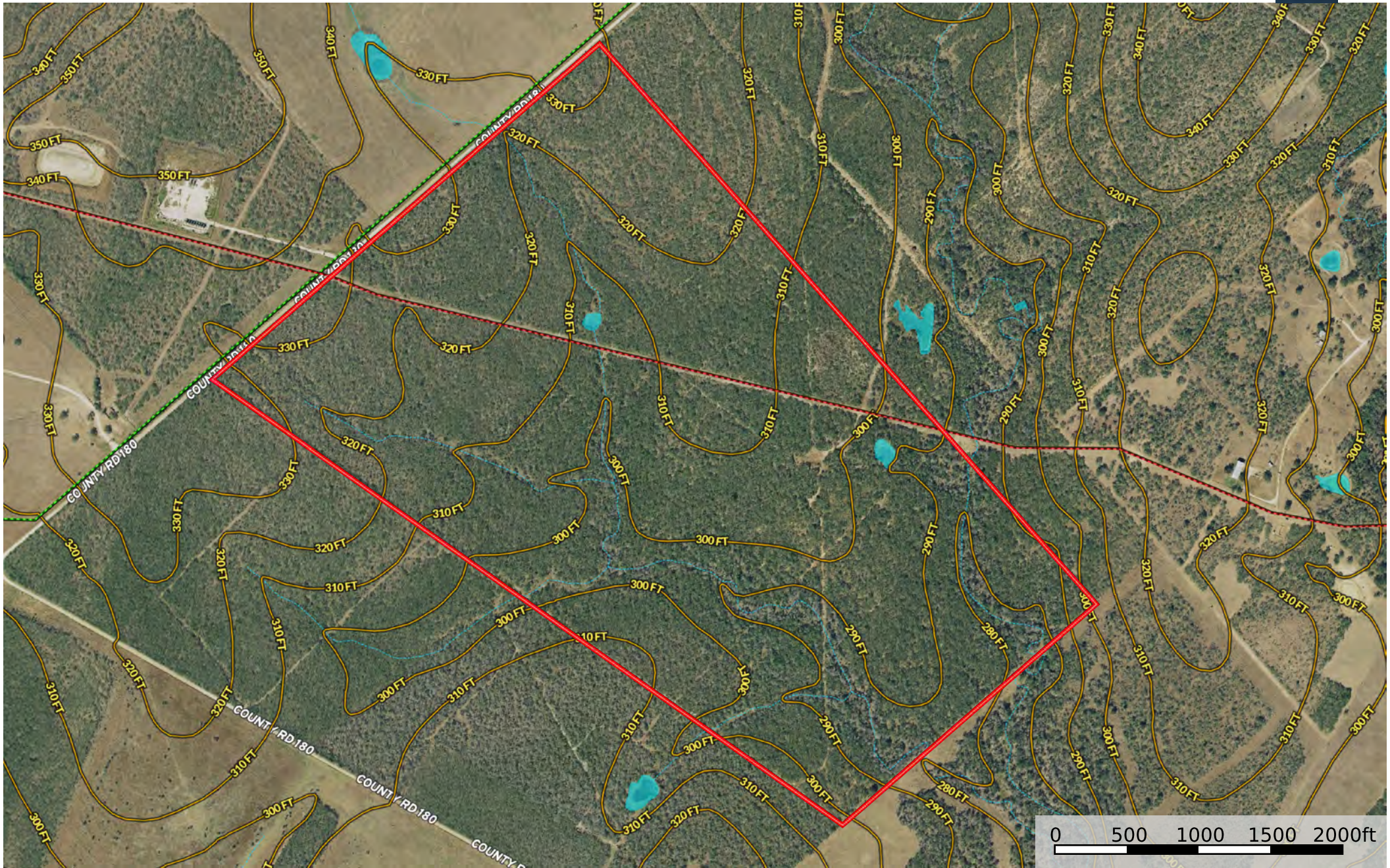
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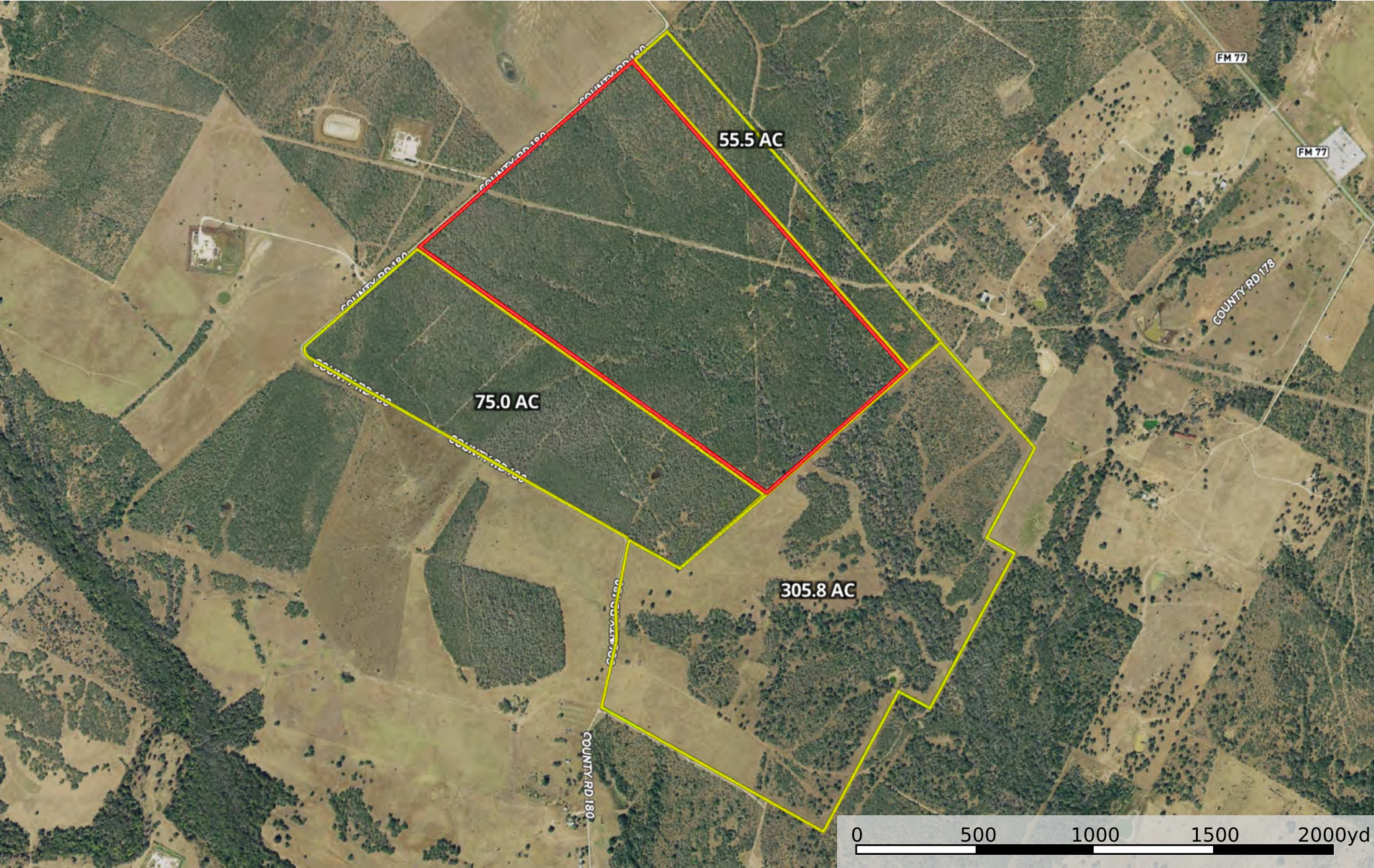
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 Boundary



Boundary Stream, Intermittent River/Creek Water Body Crude Oil Natural Gas Other



Neighbor Boundary



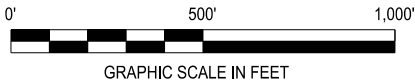
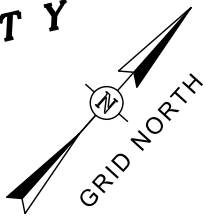
 Boundary



MEY MAVERICK
ENGINEERING, INC.
318 EAST MORRIS STREET
YOAKUM, TX 77995
PHONE (361)293-2725
FAX (361)293-2176

FIRM #100491-02

GONZALES COUNTY
SCHOOL LAND
(A-229)



LAYTON SAMPLE, ET UX
180.05 ACRES
(VOL. 1281, PG. 266, O.R.)

HAROLD GENE MAHAN, ET UX
160 ACRES
(VOL. 535, PG. 342, D.R.)

HAROLD GENE MAHAN
40 ACRES
(VOL. 467, PG. 592, D.R.)

LAURA DENISE MAHAN TOWNSEND
40 ACRES
(VOL. 1080, PG. 110, O.R.)

HAROLD GENE MAHAN AND FLORENCE RUTH HEWELL MAHAN
40 ACRES
(VOL. 1084, PG. 247, O.R.)

HAROLD GENE MAHAN, ET UX
105 ACRES
(VOL. 552, PG. 224, D.R.)

JARROD DILLON GRAY
46.799 ACRES
(VOL. 933, PG. 23, O.R.)

J. B. MAHAN
55.5 ACRES
(VOL. 1346, PG. 152, O.R.)

COLIN CRESWELL, ET AL
265.831 ACRES

CALLLED 244.5 ACRES
(VOL. 1346, PG. 152, O.R.)

CENTERLINE OF MIDTEXAS PIPELINE AND 100' EASEMENT (VOL. 754, O.R.)

S41°33'52"E 4,530.90'

S48°22'50"W 533.61'

S48°22'50"W 1,993.40'

N55°28'57"W 4,669.91'

HAZEL HODGE
CALLLED 150 ACRES
(VOL. 398, PG. 414, D.R.)

ROBERT SELLERS, JR.
LEAGUE (A-419)

FRED HAHN AND CARLEA HAHN
762.22 ACRES
(TRACT TWO, VOL. 1247, PG. 660, O.R.)

GENERAL NOTES

1. ○ SR = SET 5/8" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED "P. MATUSEK, RPLS #4518"
2. ○ FR = FOUND 5/8" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED "P. MATUSEK, RPLS #4518"
3. ○ PST = FOUND 6" DIAMETER CEDAR FENCE POST
4. ○ = NOTHING SET
5. — x — EXISTING FENCE
6. — R — PROPERTY LINE
7. — o o o — PARENT TRACT LINE
8. D.R. = GONZALES COUNTY DEED RECORDS
O.R. = GONZALES COUNTY OFFICIAL PUBLIC RECORDS
9. THE BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM NAD83(2011) (TEXAS SOUTH CENTRAL ZONE 4204) AS DERIVED FROM GPS OBSERVATIONS.
10. THE DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00013.

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

Patrick Matusek

PATRICK MATUSEK
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4518,
STATE OF TEXAS
SURVEYED OCTOBER 14, 2020



SURVEY PLAT OF THAT 265.831 ACRE PARCEL OF LAND SITUATED APPROXIMATELY 17.75 MILES SOUTHWEST OF THE CITY OF GONZALES IN THE ROBERT SELLERS JR. LEAGUE (ABSTRACT NO. 419) IN GONZALES COUNTY, TEXAS AND BEING ALL OF THAT CALLED 244.5 ACRE TRACT (RESURVEYS 265.831 ACRES) DESCRIBED IN A SPECIAL WARRANTY PARTITION DEED FROM J. B. MAHAN TO COLIN CRESWELL, ET AL, DATED APRIL 15, 2020, RECORDED IN VOLUME 1346, PAGE 152 OF THE GONZALES COUNTY OFFICIAL PUBLIC RECORDS