



SPRING CREEK RANCH

1,787+ Acres
Bee County, Texas

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RANCH SALES



DESCRIPTION

Spring Creek Ranch is a spectacular mixed-use hunting and cattle ranch in southeastern Bee County. The ranch boasts year-round live water and excellent surface and subsurface water infrastructure. This area is traditionally considered some of the best bobwhite quail country in the state due to the natural habitat and rain-fall averages above 30" per year.



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IMPROVEMENTS

The ranch headquarters consists of a 4,300 square foot 4-bedroom Spanish style main house with swimming pool and skeet range, 2 log cabin guest houses, and a large 7,800 square foot equipment barn with tack room, livestock pens, and dog kennels. An underground electric line has been run to the improvements and there are miles of all-weather caliche roads throughout the ranch. The perimeter of the ranch is low-fenced, with the exception of the western boundary which is currently not fenced, however the seller is willing to credit the cost of a low-fence to a buyer at closing.



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WATER

The main water feature on the ranch is the 2.75 miles (both sides) of "Spring Creek" which traverses through the western portion of the property and holds large pockets of water year-round and flows during wet periods. There is also over 1/2 mile of Aransas River frontage which forms the southern boundary of the ranch and flows year-round. There are 3 operating windmills which feed several stock ponds strategically scattered across the property ensuring that wildlife and livestock never have to stress for a drink. There is an electric water well which services the headquarters.

TERRAIN/WILDLIFE

The gently rolling terrain is dominated by sandy-loam soils and studded with countless live-oaks along the creek bottoms and sloughs. There is an ancient oak tree near the main house, referred to some as the "Devil Tree", which is believed to be over 900 years old and considered to be one of the two oldest oak trees in the Texas Gulf Coast region. For the buyer looking for a dual-purpose ranch, this place has the ideal mix of open pastureland and Post Oak thickets to support both a hunting and/or livestock operation. The ranch sustains healthy populations of quail, turkey, and whitetail and also offers fishing along the Aransas River.



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EQUIPMENT & FURNISHINGS

There are 7 Atascosa Wildlife deer blinds and several corn and quail feeders which will convey along with all house furnishings and equipment with the exception of some rolling stock and personal artwork which will not convey. Contact broker for a detailed list of items.

MINERALS

None, surface only sale.



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1,787+ ACRES BEE COUNTY, TEXAS

Spring Creek Ranch is located approximately 7 miles East of Skidmore, TX and is accessed via a 2-mile paved deeded easement. The ranch is just under 2 hours from San Antonio, and 45 minutes to both Rockport and Corpus Christi.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

MAP

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