



## **Essex Properties**

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# **Long Ranch**

**4141 CR 343, Charlotte, TX 78011**

## **SUMMARY**

The Long Ranch is a well-rounded +/- 600-acre property in south-Texas, Atascosa County. Within the HQ area there is a stunning 3-bedroom 3 bath rock home overlooking a beautiful, stocked pond. Impressive class A amenities and hunting features elevate this ranch to a category of its own. Located 1 hour from the San Antonio International Airport.

## **DESCRIPTION**

Owned by the same family for nearly 60 years, one cannot help but notice the stewardship and attention to detail that has been implemented over their tenure. The ranch has a hunting resort atmosphere with 3 sides of high fencing and 1 side of 5 strand barbed wire along with multiple cross-fenced sections for breeding and grazing control. A beautifully detailed three-bedroom, three-bath home overlooks the vast ranch. Located 6 +/- miles south of Charlotte, TX. There are endless possibilities for this unique property. These include a permanent residence, a weekend getaway, a hunting retreat, cattle ranch, or a deer breeding and commercial hunting operation.

2014-2017 deer breeding and holding pens were constructed to accommodate a few select doe, along with the highest scoring buck. The reason for the holding pens were to selectively alter the genetics of the white tail buck to insure the most dominant, higher scoring rack could be reproduced.

In 2018 a new well was drilled to the depth of about 610 feet deep delivering 50 g.p.m. to the intricate water line system supplying approximately 20 active watering troughs and stock tanks.

At the back of the property, there are working cattle pens. The land is a dense mix of white and black brush, mesquite trees, live oak, and many different varieties of beautiful cactus.

Gravel and dirt roads allow access to the numerous (12) deer blinds used for hunting. Each blind location has been equipped with both corn and protein feeders. Most all the deer blinds can hold two to three hunters at one time, and each of the blinds has two office style chairs for seating.

Four tanks can be found on the property, three of which have been fully stocked with bass for fishing. A large variety of wildlife exist on the property. There are many native birds, to include: quail, turkey, dove, ducks, red birds, hummingbirds, and green jays to name a few. Recently the ranch has acquired some, but not many, Javelina.

## **LOCATION**

4141 CR 343, Charlotte, TX 78007

The Long Ranch is located 6 miles South of Charlotte, Texas,

19 +/- miles from Jourdanton, TX

60 +/- miles from San Antonio

134 +/- miles from Austin

248 +/- miles from Houston

328 +/- miles from Dallas/Fort Worth

## **LAND**

The landscape is breathtaking and extremely diverse with gently rolling topography. There are a couple draws creating seasonal creeks that create excellent water sources for livestock and game while allowing native grasses to flourish and other hardwoods to thrive. Some of the native hardwoods on this ranch include live oak, native mesquite,

## **IMPROVEMENTS**

### ***House***

The beautifully constructed 2,685 +/- square foot lodge / home has three bedrooms and three bathrooms and a standing seam metal roof, gourmet kitchen, massive propane fueled rock fireplace.

### **Second Home connections (single-wide mobile home does NOT convey)**

Separate Septic tank, electric meter, well hook up

RV Hook ups

### ***Barns***

- 1) A one-story metal barn with enclosed office, workshop, ½ bathroom and walk-in freezer.
- 2) Large Pole Barn

### ***Out-buildings***

Multiple out-buildings for feed, tool, storage

## **WATER**

There are two water wells on the ranch.

Well #1 No testing data available

Well #2 - 610' 50 gallons per minute SOT # 486056

Well #3- Not operational, needs re-working

4 stock tanks

## **WILDLIFE**

Abundant native wildlife including whitetail deer, turkey, dove, hog, duck, crane, and other animals native to South-Texas. Ample opportunities to fish for bass among the 4 tanks.

## **EQUIPMENT, FURNITURE, TOOLS, SUPPLIES**

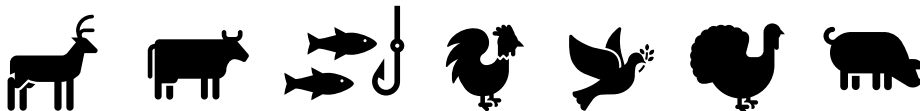
All 12 blinds and feeders will convey to new owner.

Two back up water storage tanks will convey.

1) +/- 750 Gallons and

2) +/- 2,000 gallons.

Seller will negotiate certain ranch equipment, gun safes, tools, furniture, implements, and supplies.



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