

-The 5H Ranch-
971+- acres
Live Oak County, Texas



Presented and Listed By:

TEXAS RANCH BROKERAGE



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Introduction

When asked to dream up the “Ultimate hunting and Recreational Ranch”, most people will mention things like great location, good dirt, plentiful water, big neighbors, diverse South Texas brush, new fences, nice improvements, excellent views, trophy caliber genetics, paved access- And they would be correct! It would be extremely rare to find a property that boasts ALL of those characteristics- but that is exactly what you will find with the **The 5H Ranch!**

Being part of the original Historic George West Ranch in the Spring Creek Valley, The 5H Ranch is situated above what is to be considered the most prolific underground water sands in Live Oak County. This area is rich in soils, history, and wildlife. One of South Texas’ finest ranch properties to hit the market in quite some time is available to purchase in the most sought-after county in the region.



Location

George West is a thriving small town between Corpus Christi (50 miles SE via Interstate 37) and San Antonio (88 miles North via Interstate 37) at the intersection of U.S. Highway 59 & U.S. Highway 281. This area is known for having some of the best deer hunting and wing shooting opportunities that the great state of Texas has to offer.

Driving SW from town on Highway 59 for 4.75 miles will get you to the beautifully designed ranch entrance. A fenced, deeded access lane leads you 1.5 miles back to the headquarters. This gives the property paved access while also providing quiet privacy for the ranch. Live Oak County Airport is only a 10-minute drive from the front gate of The 5H Ranch. This airport is

paved, lighted, game-fenced and is 3,850 feet in length. Small jets and large turboprop aircraft frequent this airport. San Antonio International Airport is a 1 ½ drive hour north while Corpus Christi International is a quick 50-minute drive SE.

History

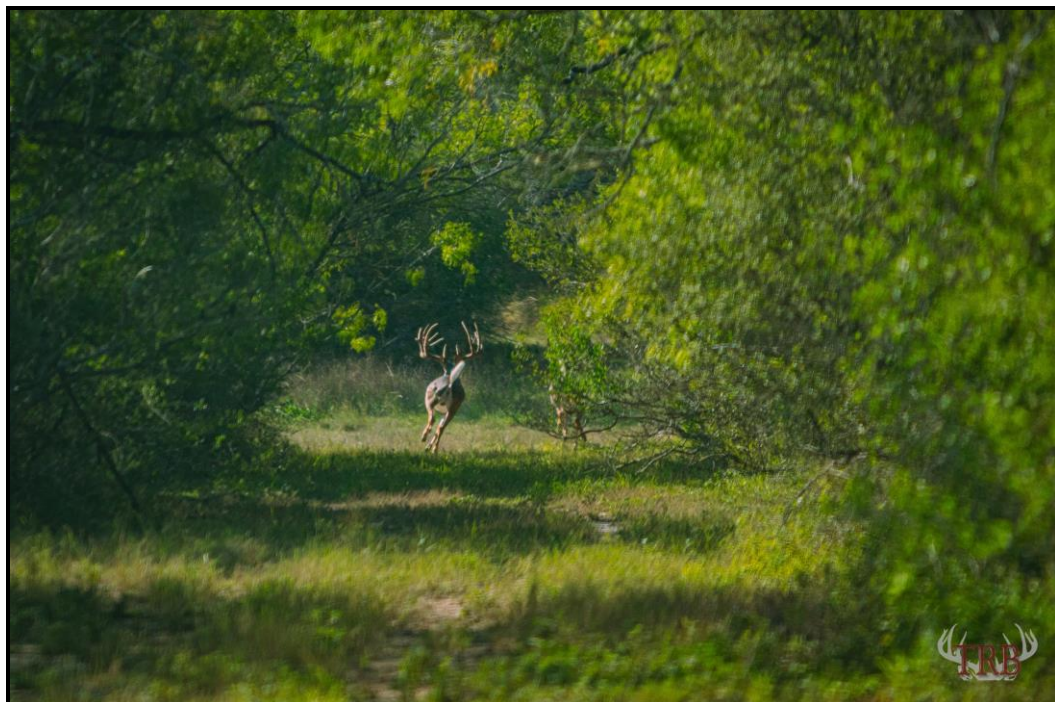
Located in central Live Oak County, the city of George West was founded 1913 by George Washington West, rancher and civic leader, who secured a railroad route through Live Oak County and provided several municipal buildings and plots for others. Becoming the county seat in 1919, the city was a major market and shipping point for cattle and cotton (Texas State Historical Marker).

Mr. West carved out a large swath of ranching country encompassing the most fertile soils, flora, fauna, and access to both live water as well as tremendous subsurface aquifers. Strategically positioned approximately halfway between Corpus Christi and San Antonio, George West was a prime location for railroad ventures. The aptly named George West Ranch encompassed in excess of 100,000 acres and several of George West's heirs still own parts of the originally established ranch. Referred to as "The Nueces Strip" by many, this area of South Texas is as wild as it is beautiful!

Wildlife and Hunting

A finer wildlife and hunting ranch will be hard to find. The Spring Creek Valley has always been known for high quality whitetails and the owner has developed those native deer while enhancing the herd with superior genetics from only the best PURE SOUTH TEXAS bloodlines.

Approximately 700 acres are under high fence and 270+- acres are low fenced. This gives **The 5H Ranch** two totally different types of hunting opportunities. Inside the high fence there are multiple species of exotics including Gemsbok, Axis deer, Nilgai and of course trophy whitetail deer scoring in excess of 250"!



Within the boundaries of the game fenced pasture, there are (5) premium elevated hunting blinds made by Texas Wildlife Supply and (6) corn/protein feeder stations. In the low fenced portion of the ranch there are an additional (2) TWS blinds and (3) automatic corn feeders. These are top of the line blinds and feeders – Nice! High quality animals in a high-quality ranch.

Many other species of wild game and birds inhabit this ranch. Rio Grande turkey, bobwhite quail, waterfowl such as Teal, varmints like grey foxes, coyotes, bobcats, possums, and raccoons are observed here on a frequent basis. Numerous javelina (Collared Peccary) and the occasional wild boar show up at the game feeders routinely. Wing shooting for white-winged and mourning doves could be considered “fantastic” around the numerous ponds and large stock tanks.

Terrain/Soils/Vegetation

Expansive views are made possible by the nearly 100 feet of elevation change in several locations on this property. The hills are scenic and overlook numerous drainages that feed into the Oak Tree lined ***Spring Creek***. Potential homesites abound for that one of a kind lodge or residence!

This area boasts ideal high protein browse for producing trophy caliber deer. The predominant brush species found here are Granjeno, Guajillo, Guajucan, Prickly Pear, Black Brush, Lotebush, Kidneywood, Lime Prickly Ash, Brasil brush, Hog Plum, Persimmon, and of course Mesquite. There are numerous huge Live Oak trees along the creeks and “Bull” Mesquite trees scattered over the entire property. These brush types are essential, along with good genetics in having quality deer every year.

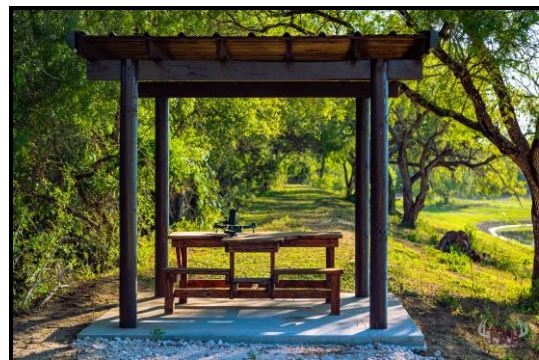
Sandy loam soils here are highly fertile that produce excellent broad leaf forbs and native grass such as curly mesquite. Buffel Grass does exceptionally well in this sandy environment and there are pockets of it throughout the property. The ranch has approximately 70 % native brush and 30% improved pasture inclusive of multiple tillable food plots.



Structural Improvements & Buildings

- Brand new galvanized fencing constructed around ALL of the high fenced and low fenced areas. Not a penny has been spared to build the absolute finest fence possible
- State of the art Game Cleaning Facility with custom laundry room, showers, and large Walk-In Cooler, also equipped with roof mounted electric winches
- Custom handmade, rock firepit with views over the lakes
- Entertainment/Dining Building
- Multiple R.V. Hook ups with limestone base
- Custom built and covered Dog Kennels
- Fully Enclosed workshop and storage building
- Covered Target / Shooting Range
- Custom rock entrance with electric gate
- Newly constructed 40 acre Exotic Pasture
- Custom Welded Pipe Water Gaps and Flood Gates

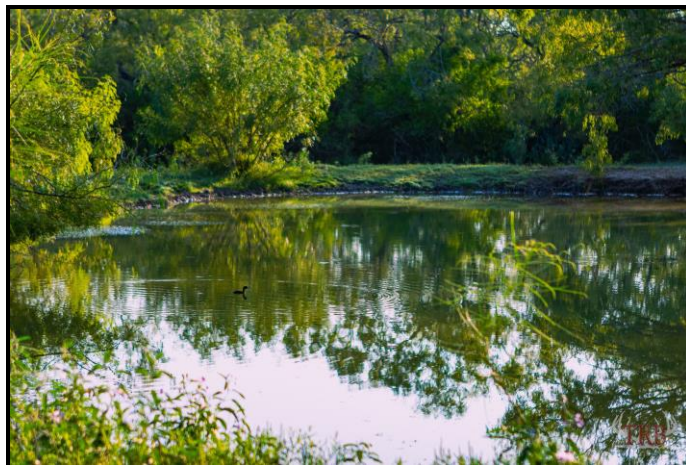
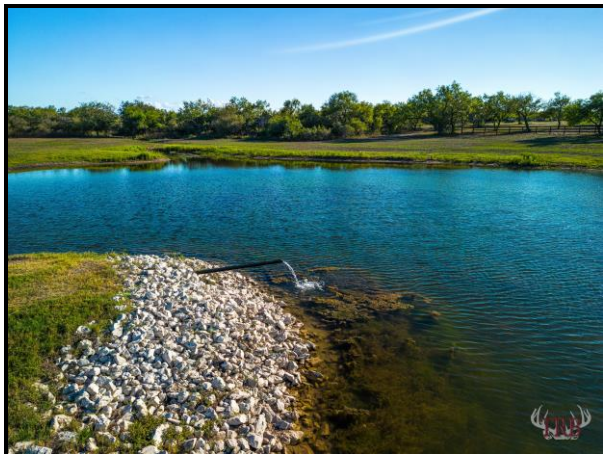




Water Capabilities (Surface and Sub-Surface)

Water is critically important in South Texas. It is a rare luxury to possess water potential like we have at the **The 5H Ranch**. According to local drillers, water wells producing in excess of 1,500 gallons per minute are possible in this part of the county. You simply cannot find a ranch in our area that offers more water capability than this ranch has. Water for irrigation is found at approximately 500' and the shallower wells that are more frequently used are approximately 250'. Currently there are (2) domestic size wells that provide water to multiple troughs and ponds scattered over the premises. Miles of buried PVC water lines have been installed to generously distribute water for the animals living here. An additional windmill is located near the cattle pens and overflows into a pond.

Two large lakes are the focal point of your view from the headquarters. These large bodies of water are filled with trophy bass and baitfish. Bass weighing over 6 pounds are common! Deer and exotics, Teal and dove are fixtures that routinely use this water source. There are currently (6) ponds and lakes scattered across the surface. Picturesque ***Spring Creek*** holds pockets of water for months after large rains offering huge oak, hackberry and Anaqua trees for shade.



Livestock Facilities

A large set of pipe cattle pens is situated on the eastern side of the ranch along near Spring Creek. Multiple cross fences give the owner options to rotate livestock to 5 pastures. This area can easily support 1 animal unit per 8-10 acres on a normal year. Improving this ratio can be accomplished by planting grasses such as Buffel or Coastal Bermuda.



Price / Terms

The ***The 5H Ranch*** is being offered inclusive of all hunting blinds, feeders and improvements at a firm **\$6,977 per surveyed acre, or \$6,775,000**, cash to Seller.

Seller will provide Buyer(s) a new title policy and recent survey at closing.

Disclaimer: This information was obtained through sources deemed reliable. However, Tom W. Davis, Broker, and the owner in no way warrant or guaranty its accurateness. Buyer should confirm all data prior to contracting to purchase. This property is offered subject to prior sale, change in price, and withdrawal from the market without notice.

Summary

It is a privilege for Tom W. Davis-Tx. Ranch Brokerage to present a ranch of this caliber to the market. Truly a rare property that has it all when checking the boxes of the perfect ranch. Great location, top of the line improvements, easy access but secluded and peaceful setting, generous surface and subsurface water, new fences, blinds, feeders and loaded with game that can be hunted in low or high fenced situations! This ranch is not just good.... It is a fantastic property that is ready for a new owner to come in, build a home/lodge, and enjoy.

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