



# *Rocking DM Ranch*

350 Hwy 59, George West, TX

105 Acres | \$1,175,000



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# PROPERTY DESCRIPTION

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The Rocking DM Ranch is a well-maintained property with an updated ranch home located just 20 minutes from George West. This completely remodeled 3 Bed/2.5 Bath home could be used as a weekend getaway or permanent residence. The rolling topography creates many long-range views from the hilltop homesite. The 105 acres is about 70% brush and 30% pasture with productive sandy loam soils suitable for livestock and or wildlife. Come make this charming property in the Hill Country of South Texas your own special place.

Mature bull Mesquite dot the landscape which is approximately 70 % brush and 30% pasture. In the 1990's, the entire property was open pasture but over time the brush has made a comeback providing excellent cover and forage for wildlife with most of the common high protein brush species present. The pastures contain a mix of native and introduced grass species. Therefore, both livestock and native wildlife can thrive here. The 105 acres has over 60' of elevation change ranging from 440' to 380'. Most of the runoff from the property flows toward a pond in the southern portion of the property. With some cleanup and renovation this approximate .5 acre basin could be a great asset to the property for both fishing and wing shooting. The area immediate adjacent to the pond is a superb location for a dove food plot. The current owner has been supplementing feed to the whitetail deer but has not harvested a single animal from the property since 2011.

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# IMPROVEMENTS

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The approximately 2300sq.ft. home has 3 bedrooms, 2.5 baths, and a flex room that is currently used as a bunk room. The home has been completely renovated from the exterior brick to the interior floors.

Upgrades include standing seam metal roof, granite countertops, ceramic tile floor in kitchen, living area, and hallways with plank flooring in bedrooms. In the kitchen you will find a large island with integrated breakfast bar, commercial grade DCS gas range with double ovens, 5 burner cooktop, griddle, and large vent hood, DCS stainless dishwasher, wine cooler, copper hammered apron front basin, granite counters, and rich wood grain cabinetry and pantry. Adding to the warm tones, the walls of the hallways, flex room, and living room are covered with finished barnwood paneling. Other notable features in the interior include a wood burning fireplace, walk-in shower in the primary suite, and a shower/tub combo in the second bath.

Walking out of the living room through the sliding glass door, you find a 24'x18' vaulted gabled patio on a slab with an additional 20' slab extension that leads to flagstone path to the sandstone lined fire pit. There is a 50'x 30' covered parking area on a slab with plenty of room for multiple vehicles, a 500 gallon propane tank, a 200-yard shooting range with a metal canopy, a set of heavy duty pipe rail cattle pens, a 4 bay-3 sided pole barn, a covered skinning rack with winches, and a 5000 gallon water storage tank with booster pump. The water is supplied by a 4' well. An additional cased 4.5' well is nearby the home but would need to be refit with a pump. The home has two A/C units and a conventional septic system.

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## TREES & BRUSH

Live Oak, Mesquite, Cedar Elm, Huisache, Granjeno, Lotebush, Narrowleaf foresteria, Brazil, Guayacan, Desert Yaupon, Texas Persimmon, Agarita, Twisted Acacia, and Lime Prickly Ash

## GRASSES

Texas Grama, Plains Bristlegrass, Texas Bristlegrass, Hooded Windmill Grass, Texas Wintergrass, Coastal Bermuda, KR Bluestem, Threeawn, Buffleggrass, and Wilman's Lovegrass

## OTHER SPECIES

Prickly Pear  
Tasajillo  
Cowpen Daisy  
Western Ragweed  
Yellow Indian Mallow  
Texas Croton  
Lazy Daisy  
Lantana

## WATER

Well on property-  
approximately 350 ft  
deep

5000 gallon water  
storage tank

## UTILITIES

500 Gallon Propane Tank

Electricity connected

Conventional Septic  
System



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SCAN HERE TO VIEW MORE OF  
ROCKING DM RANCH



## LOCATION

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Live Oak County

18 miles from George West, 26 miles to Freer, 37 miles to Alice, 41 miles to Beeville, 66 miles to Corpus Christi, 103 miles to San Antonio, 111 miles to the San Antonio International Airport

## DIRECTIONS

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From the intersection of Hwy 281 & 59 in George West, take Hwy 59 south for 18 miles, property will be on the left. From the intersection of Hwy 50 & FM 629, take Hwy 59 north 1.9 miles, property will be on the right.

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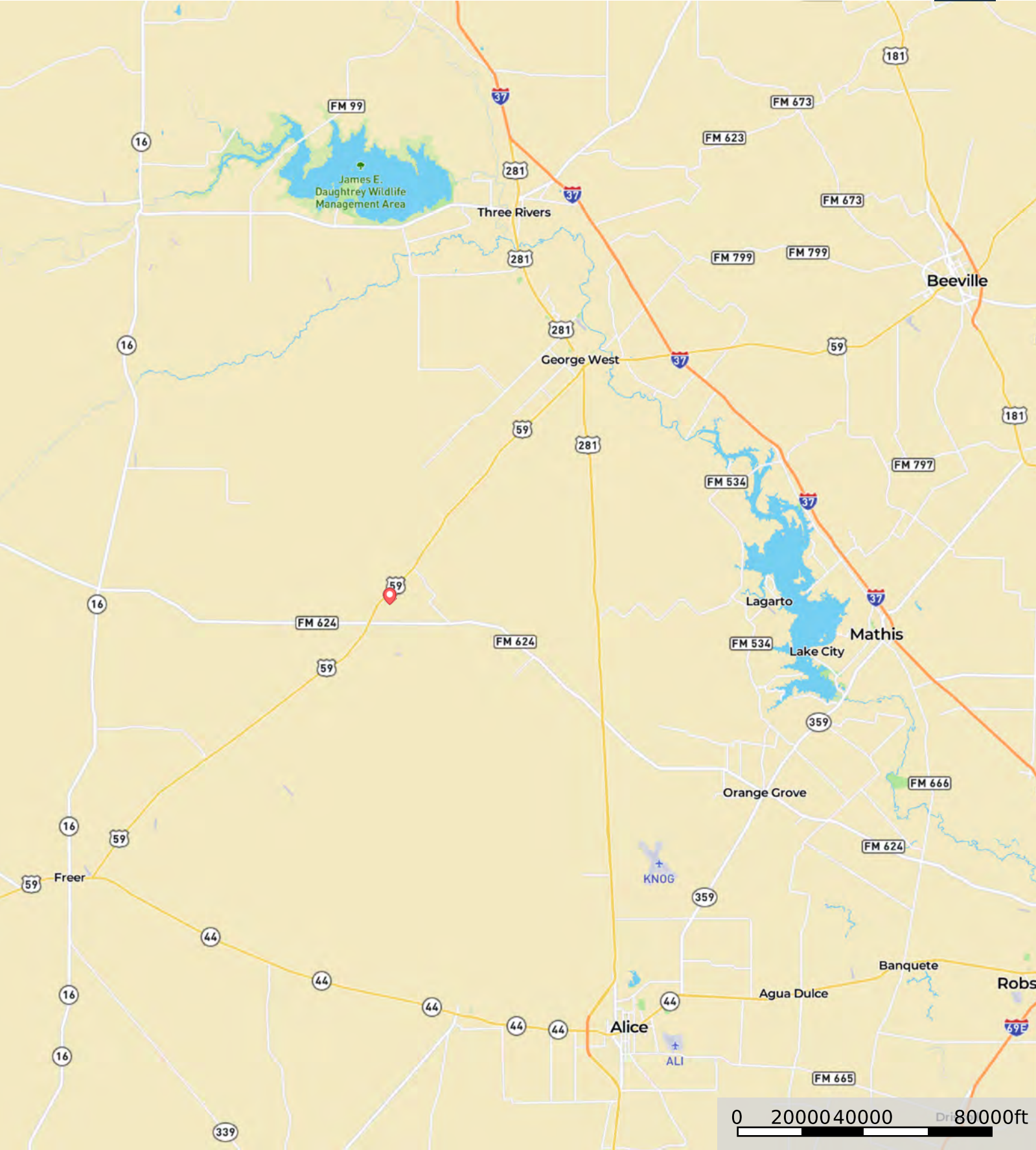
Boundary





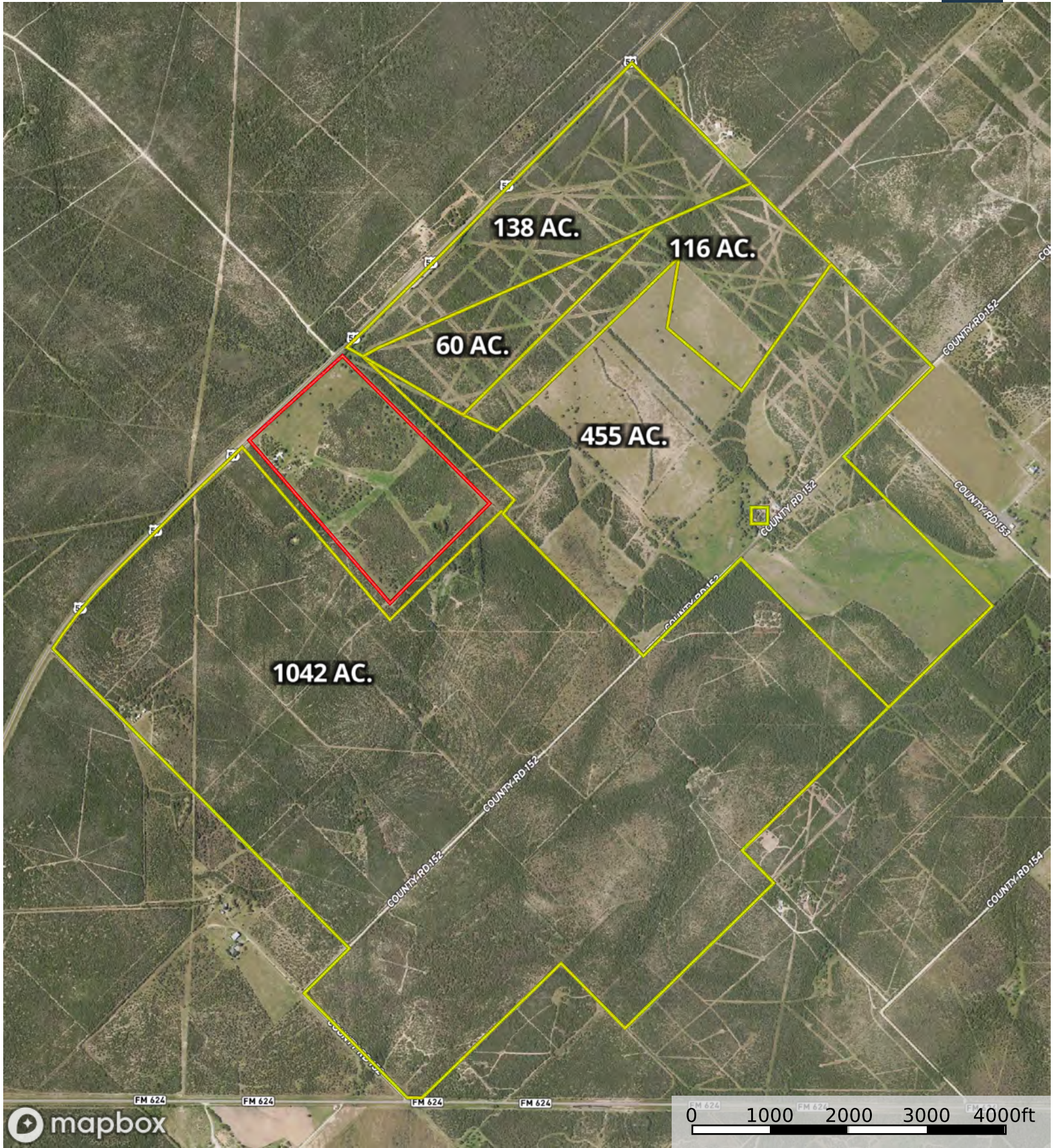
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