



*Protecting Clients. Conserving the Land.*

# *Cristobal Key*

885± Acres

Calhoun County, Texas

*Part of the Costa Grande Ranch along the Texas Coast*



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## Location

Cristobal Key Ranch is located along the waterfront of the Texas Gulf Coast in Calhoun County just 3 miles west of Port O'Connor, 75 miles northeast of Corpus Christi, 110 miles southwest of Houston and 130 miles southeast of San Antonio. The ranch fronts along the shoreline of the Gulf Intracoastal Waterway for over half a mile and fronts on Highway 185 across from the newly created Powderhorn State Park and Powderhorn Wildlife Management Area

## Acreage

885± Acres in Calhoun County











## Description

Cristobal Key Ranch is a diverse combination of scattered motts of coastal live oak, intact wetlands, coastal prairie, and a range of fishery habitats. Proper range management such as prescribed burning, disking, spike treatment, brush management, contouring, and water control structures have furthered these natural features to provide for a huge diversity of wildlife resources. These features, combined with extensive waterfront and private shoreline access, creates a blank canvas for a private, coastal waterfront ranch and home.

## Habitat and Wildlife

Cristobal Key Ranch lies within the Gulf Coast Prairies and Marshes Ecoregion and is part of the Ingleside barrier-strand plain geologic system, a unique Pleistocene coastal system limited to a narrow band stretching from Calhoun County to Kleberg County, much of which has been impacted with development. This system is characterized by a diverse complex of soils, and habitat associations, including live oak mottes, coastal prairie, sand barrens, freshwater marshes, and freshwater pothole ponds. Tidal bayous, saltwater lakes, and channels further enhance the ranches biological diversity. This broad soil diversity supports a unique assemblage of native grasses, forbs, brush, and trees.

The wildlife resources on the ranch are "refuge quality" not only in game but also in non-game species. Hunting, birding, photography, and just enjoying the array of wildlife is easy to do within this diverse assemblage of habitats. Fresh and Coastal waters are home to a wide array of wintering waterfowl, shorebirds, and waterbirds such as ducks, geese, cranes, stilts, plovers, egrets, bitterns, and herons. Sandy soils, prairies and oak mott woodlands provide world class bobwhite quail, native whitetail deer, and turkey hunting.

The large motts and woodlands of Live Oak trees provide exceptional fall-out habitat for neotropical songbirds during spring and fall migration. At times the diversity of warblers, orioles, vireos, tanagers, and hummingbirds foraging and resting in the trees are unbelievable.

Fishing on the ranch and in adjacent waters is world class. Redfish, trout, flounder, and drum are all part of the fishery that makes Port O'Connor a fishing destination.







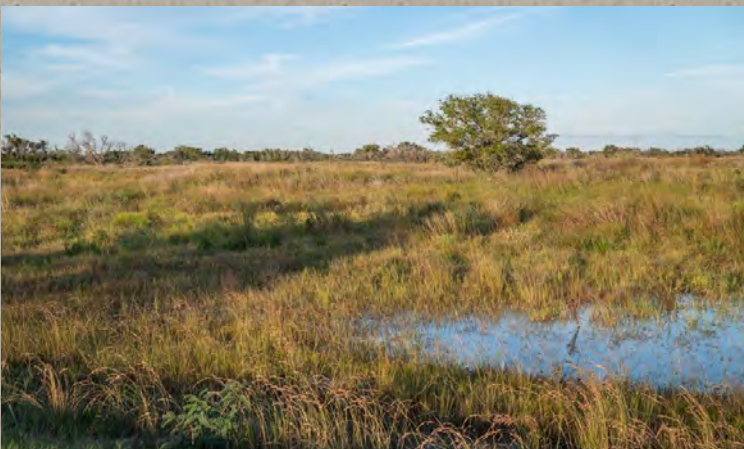
## Conservation and Management

The ranch was placed under a Conservation Easement in 2016 as part of a comprehensive plan to implement a wildlife and landscape Conservation Strategy while simultaneously preserving and providing for the future recreation development, as well as subdivision into 2 smaller ranches. The easement allows for the ability to improve with several homes, guesthouses, and associated outbuildings within 2 separate 1.5 acre building envelopes as well as 2 additional 1.5 acre carve outs that are completely unrestricted and can be developed as desired. Additional recreational infrastructure, which includes the ability to construct 2 pier and dock access points to the Intracoastal Canal, Is also allowed.

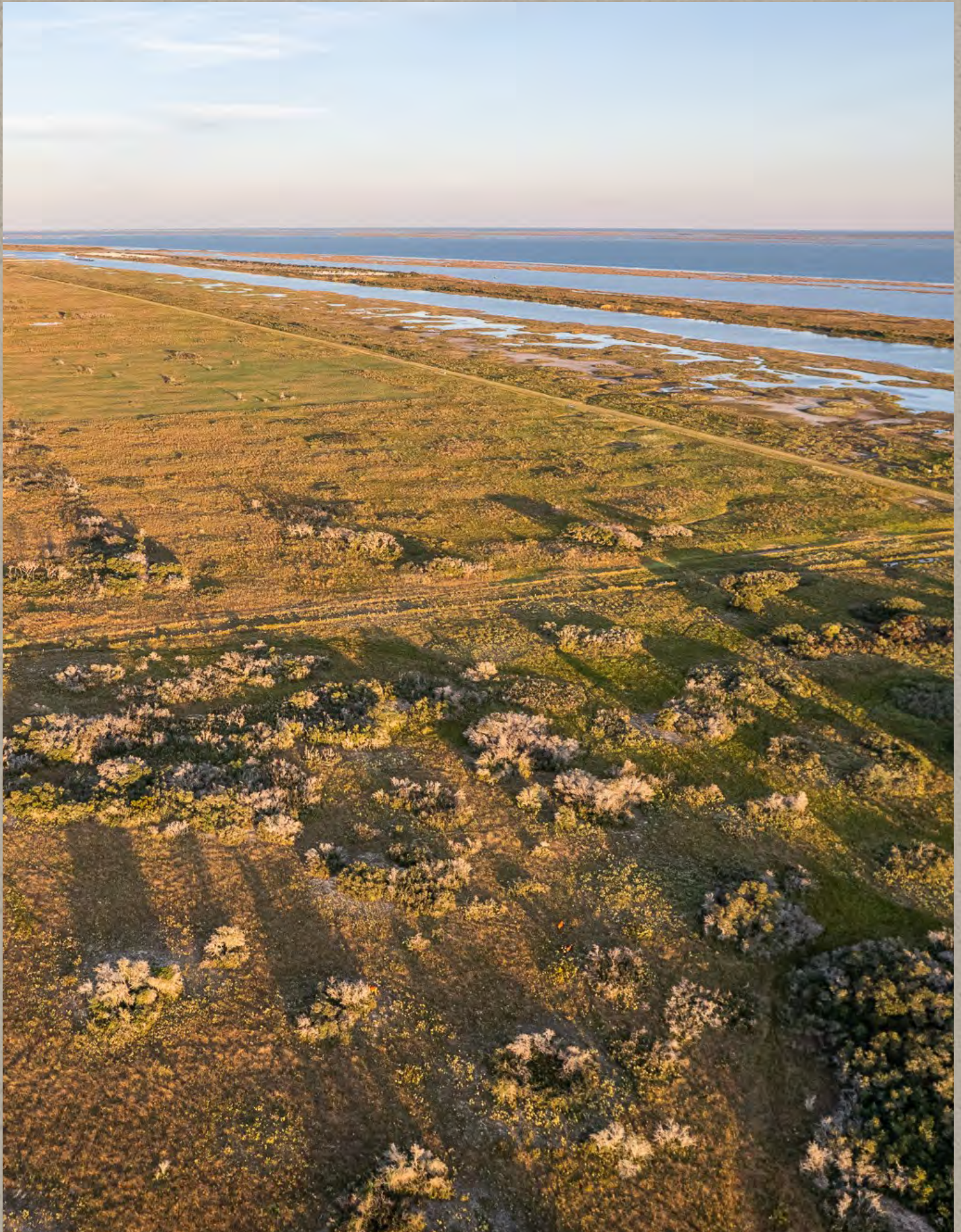
In hand with the conservation strategies on the ranch, significant improvement has been made in habitat management, infrastructure, and wildlife management. Prescribed burning has been an ideal tool for coastal prairie management and regular use of it has had significant impact on the health of the native range. Ranching livestock has been the traditional use of this ranch over past generations and is still a part of the management and use of the ranch today.

## Improvements

The ranch is largely undeveloped with good fencing, a well and several piped and plumbed ponds for wildlife. It Is a blank slate for one or more home and headquarters sites near the waterfront or tucked Into the live oak trees. A series of raised and constructed roads, mowed lanes, and adjoining access roads there is great access to much of the ranch even in wet conditions.











Gulf of Mexico



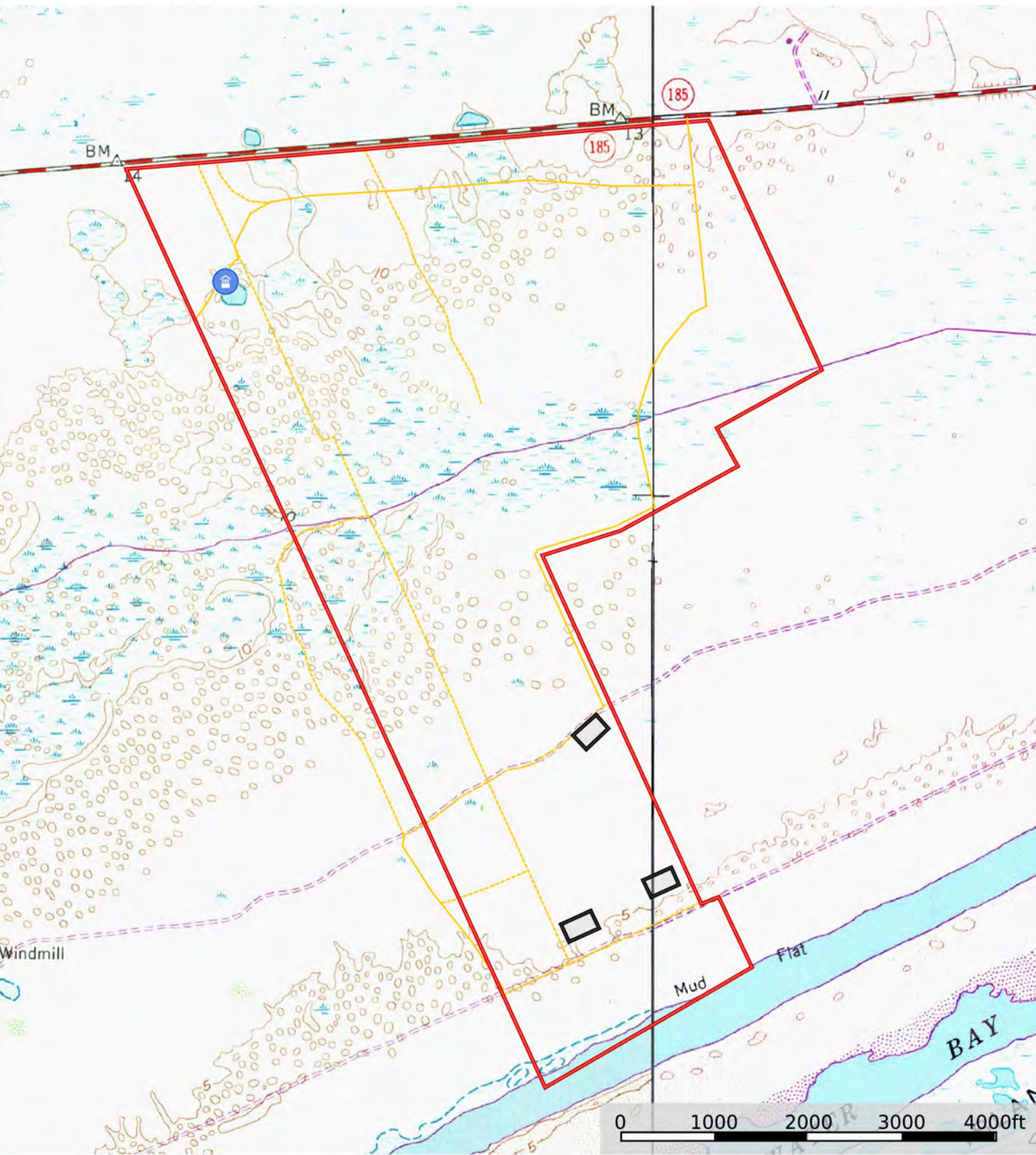
**KING**  
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- Well
- Road / Trail
- Primary Road
- Cristobal Key Ranch
- Building Envelope





## Price

**\$ 3,000 per acre or \$2,655,000**

Cristobal Key is part of a larger 2,232± acre ranch of which additional acreage could be purchased.

## Contact

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## Disclaimer

This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.

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