

ROBERTSON RANCH

535+/- ACRES – REFUGIO COUNTY

PROPERTY SUMMARY

LIST PRICE ~ \$2,995,000

ACREAGE: 535+/-

ADDRESS: 000 FM 239, Tivoli

COUNTY: Refugio

TERRAIN: diverse terrain w/mix of open pastureland, dense brush and cleared senderos

WATER: 2 wells(1 solar, 1 elect.), pond



The Robertson Ranch is a premier 535± acre high-fenced property nestled in the heart of South Texas hunting and cattle country. This rare offering combines prime hunting opportunities and agricultural potential, making it an ideal investment for sportsmen, ranchers, and land stewards alike.

Land Composition:

- Conveniently situated just **45 minutes from Rockport, Port O'Connor, and Victoria**
- Only **1 hour from Corpus Christi** and approximately **2 hours from Houston and San Antonio**
- Perfectly positioned for those who want to hunt in the morning and fish the Gulf Coast by afternoon

Land & Habitat:

- Diverse terrain ranging from dense brush with cleared senderos to rolling open country
- Exceptional deer habitat with abundant native wildlife including white tailed deer, turkey, quail, and hogs
- Several low lying areas with strong potential for waterfowl hunting
- A true **blank canvas** ready for improvements tailored to your vision

Improvements & Water:

- **1 solar water/1 electric water well/1 pond** providing reliable water sources
- Functional cattle pens for ranching operations

Highlights:

- High-fenced perimeter for wildlife management and security
- Excellent blend of hunting, ranching, and recreational opportunities
- Rare size and location combination – **properties like this seldom come to market**
- Attractive price point ensures it won't last long

This ranch offers the best of South Texas living; hunt, fish, ranch and relax – all within easy reach of the coast and major cities. Robertson Ranch is more than land; it's a lifestyle waiting to be claimed.



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PROPERTY AERIAL



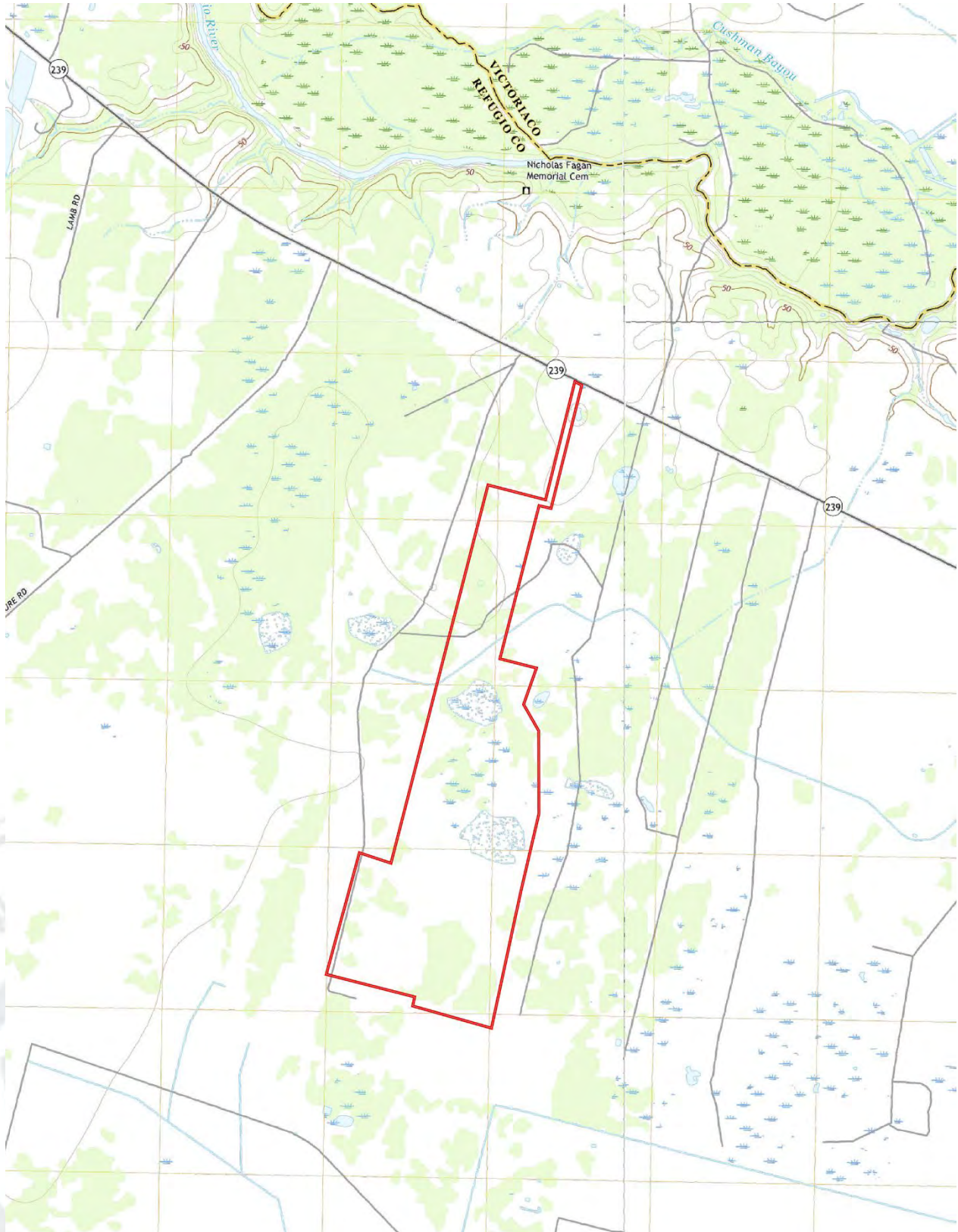
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PROPERTY TOPO



ROBERTSON RANCH

535+/- ACRES – REFUGIO COUNTY

PROPERTY FLOOD



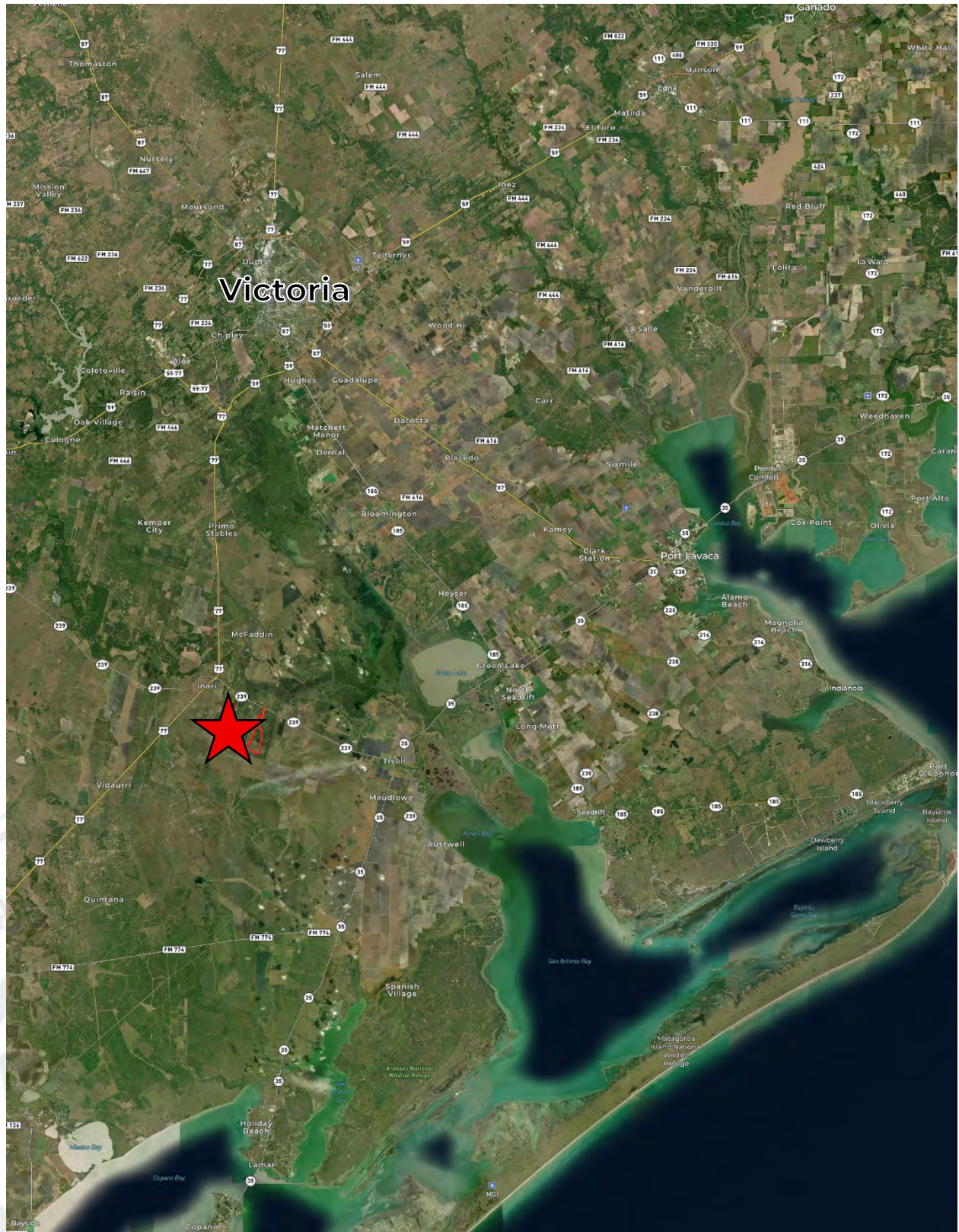
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PROPERTY LOCATION



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PROPERTY SOILS MAP

