

THE RANCHO GRANDE

730± Acres // Live Oak County // Orange Grove, TX



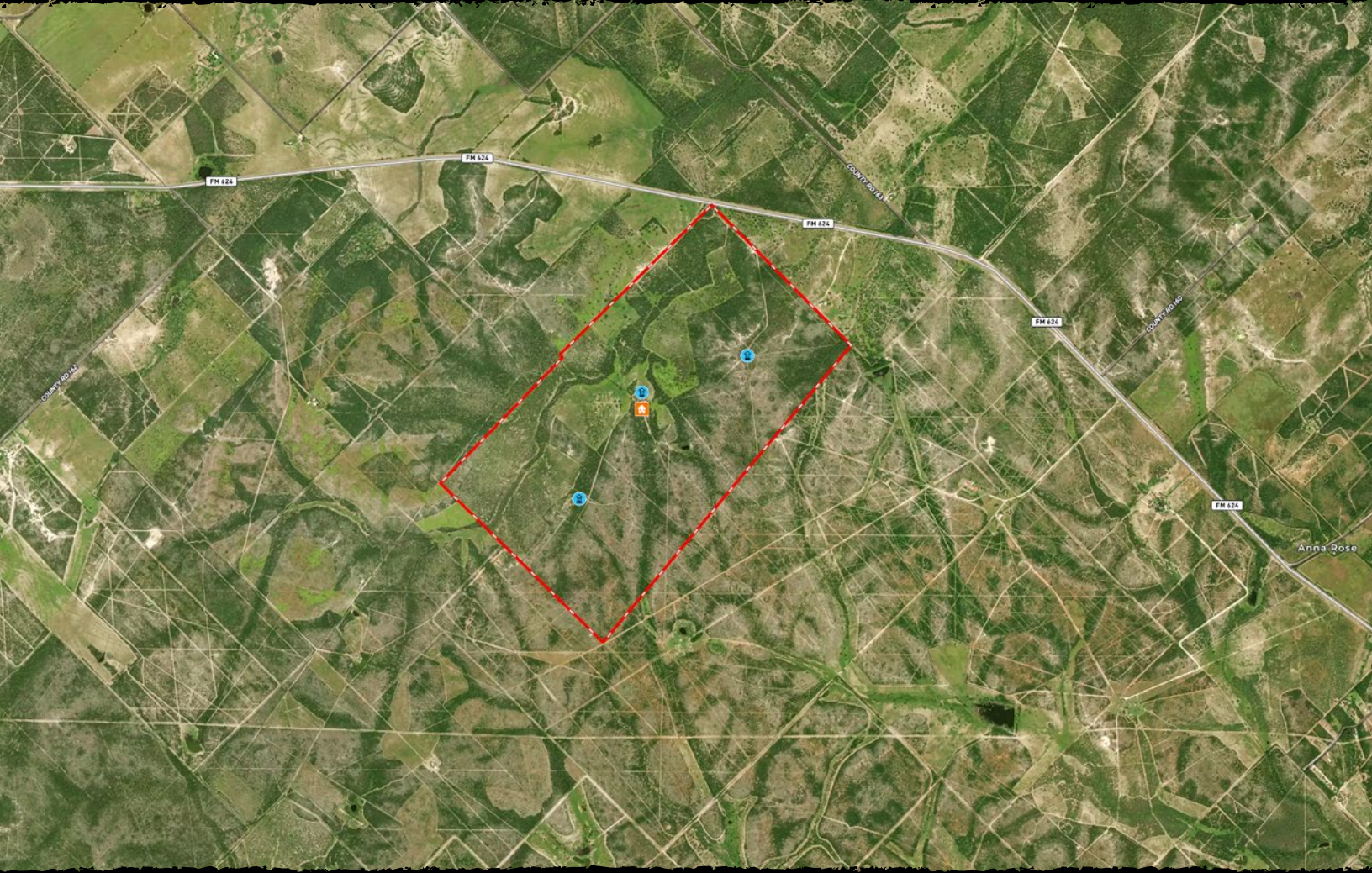
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STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT



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Located on the southern end of Live Oak County, The Rancho Grande is 730± acres of hard to find untouched Mature Native Brush Country. One hour's drive west of Corpus Christi or 30 minutes south of George West the Rancho Grande is easily accessed via 60± feet of easement off FM 624. Whether your dream is to start a cattle operation or raise record book whitetail this ranch has all the necessary Habitat qualities. With topography ranging from 320' to 440', the sandy loam soils are lush with the protein rich brush South Texas is famous for. Huge Bull Mesquite trees and discreetly cleared food plots are scattered throughout the lower elevations.

IMPROVEMENTS

Improvements on the ranch are modest, but very usable for the weekend outdoorsman. The house consists of 2 bedrooms and 1 bath and a very nice sized kitchen and living room. In addition to the house are 3 older implement barns and 1 covered shed with a cement floor. There is also a shooting range near the house. The perimeter fence has approximately 2.5 miles of 5 strand barb wire and 2 miles of high fence.

WATER

The ranch is well watered with 2 working water wells and a third that needs some work to get going again. There are 3 ponds that hold water with decent rainfall and 4

different creek drainages that run through the middle of the ranch providing extra watering locations.

WILDLIFE

Wildlife on the ranch is consistent with South Texas native species including a healthy herd of whitetail deer, Bobwhite Quail and Rio Grande Turkey. There has only been light family hunting over the past several years.

MINERALS

There are no minerals to convey with the ranch and no current production or leases.

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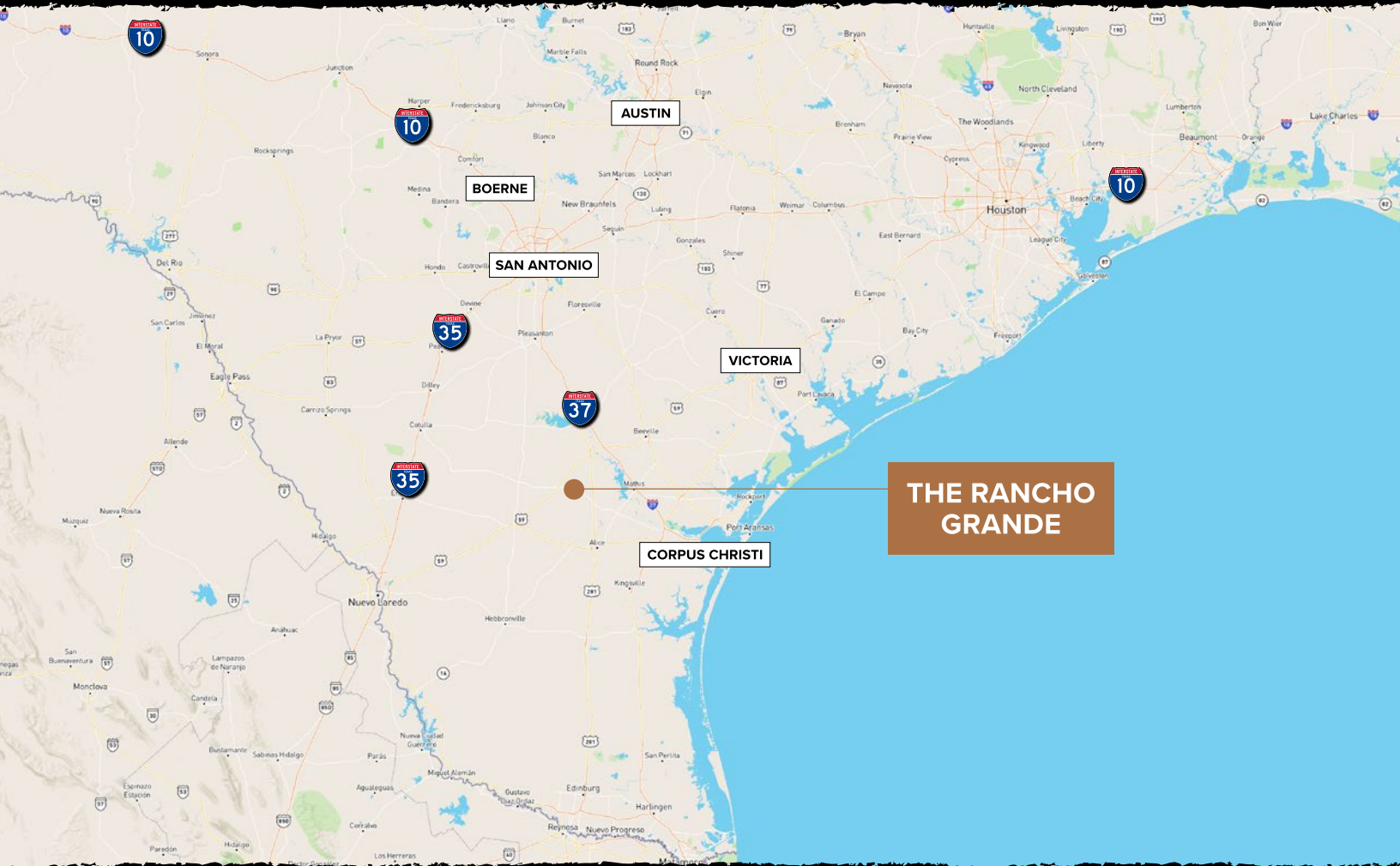
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