

THE FIELD GUIDE



HIGH BEAM RANCH

Bee County

287+/- Acres

HIGH BEAM RANCH

The High Beam Ranch is a 287± acre high fenced ranch located just 5 miles from Pettus and approximately 20 minutes from both Kenedy and Beeville. Designed with hunting in mind, the ranch offers exceptional whitetail genetics, outstanding dove hunting, and excellent habitat throughout. A network of senderos and strategically placed openings winds through the thick South Texas brush, creating ideal conditions for deer hunting, while a 25± acre field has been established specifically for dove. The ranch is equipped with six rifle blinds, corn feeders, protein feeders, four ponds, and a water well capable of supplementing three of the ponds. It has been stocked with quality whitetail genetics, including a breeder buck and bred does, with complete breeding and genetic records available upon request. A container home bunkhouse provides modest accommodations for overnight stays, and the ranch also offers RV hookups already in place. The High Beam Ranch presents a turnkey hunting opportunity while still offering ample room to expand the wildlife program and build additional improvements to fit the next owner's vision. The owner may also be willing to negotiate the addition of more whitetail or exotic game with the sale.



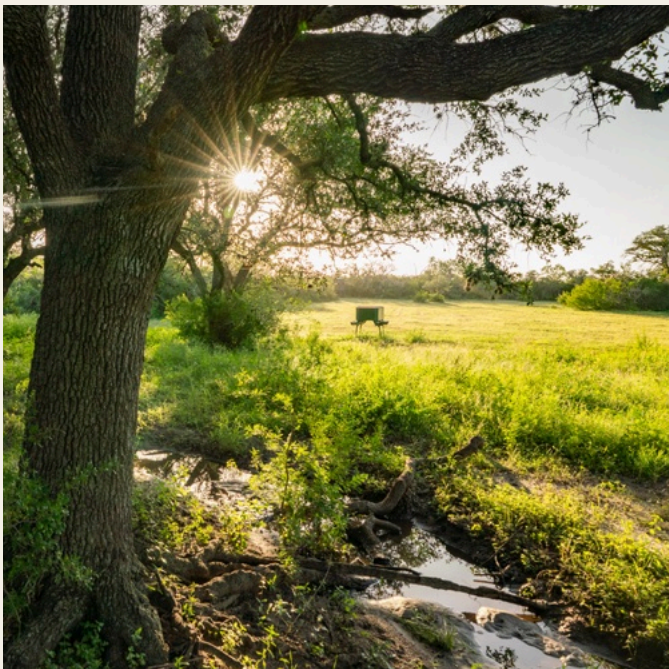
THE WHIETAIL

The High Beam Ranch has been developed with a strong focus on producing quality whitetail deer. Nearly all of the native deer were removed prior to stocking the ranch with improved genetics, providing an excellent foundation for an exceptional whitetail program. The current herd includes a breeder buck whose sire scored over 330" at just 2.5 years old, along with twenty bred does carrying proven bloodlines that were released through a soft release pen located on the ranch. Complete breeding and genetic records are available upon request.



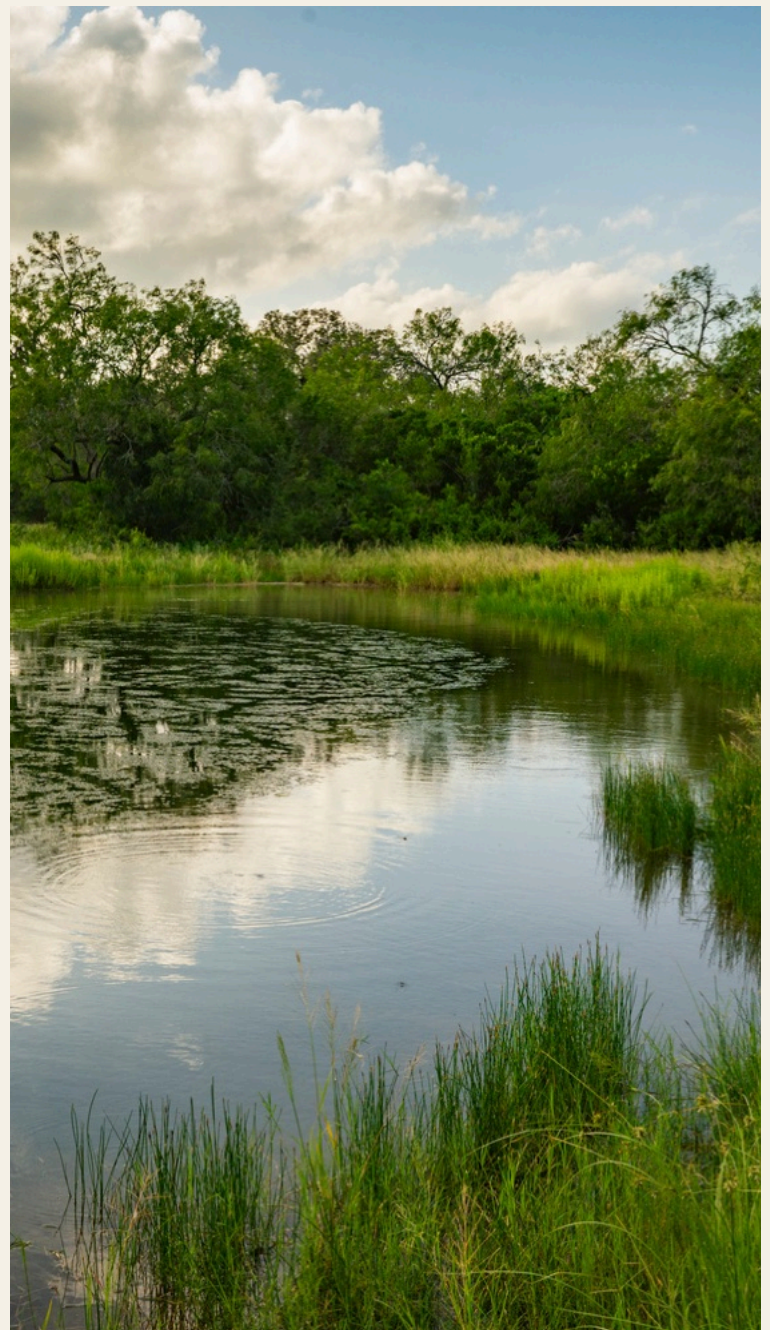
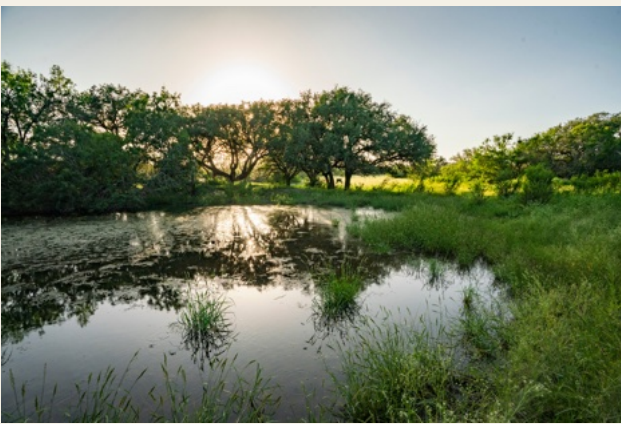
THE OTHER WILDLIFE

In addition to the whitetail, the ranch offers excellent dove hunting over the planted 25± acre field, along with opportunities for quail, turkey, hogs, predators, and other native South Texas wildlife.



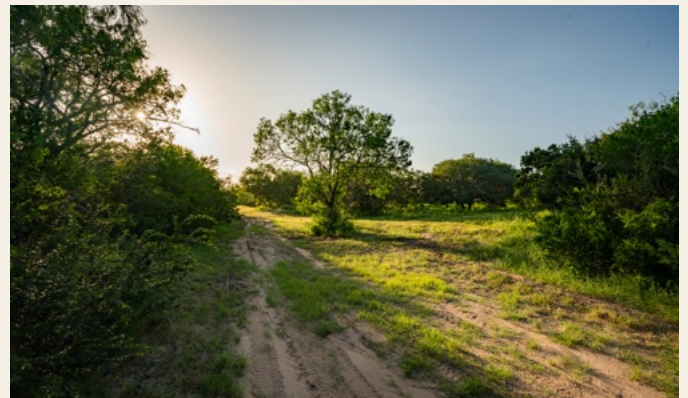
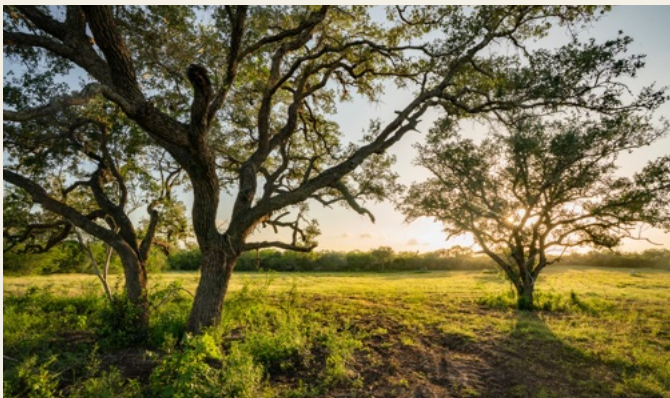
THE WATER

Water is well distributed across the ranch with four ponds located throughout the property, providing excellent water sources for both wildlife and livestock. Three of the ponds can be supplemented by the existing water well, helping maintain dependable water levels during dry conditions. In addition to supporting the ranch's wildlife program, the ponds also offer opportunities for fishing and create several scenic focal points across the property.



THE HABITAT

The ranch offers an excellent combination of thick South Texas brush, mature oaks, mesquite, and open pasture, creating ideal habitat for wildlife while maintaining excellent huntability. Approximately $35\pm$ acres consist of open pasture and improved fields, including a $25\pm$ acre field established for dove hunting. An extensive network of roads and senderos provides access throughout the ranch while creating numerous hunting lanes and food plot locations. The diverse vegetation and well-balanced cover offer excellent bedding, browse, and travel corridors for whitetail deer and other native wildlife.



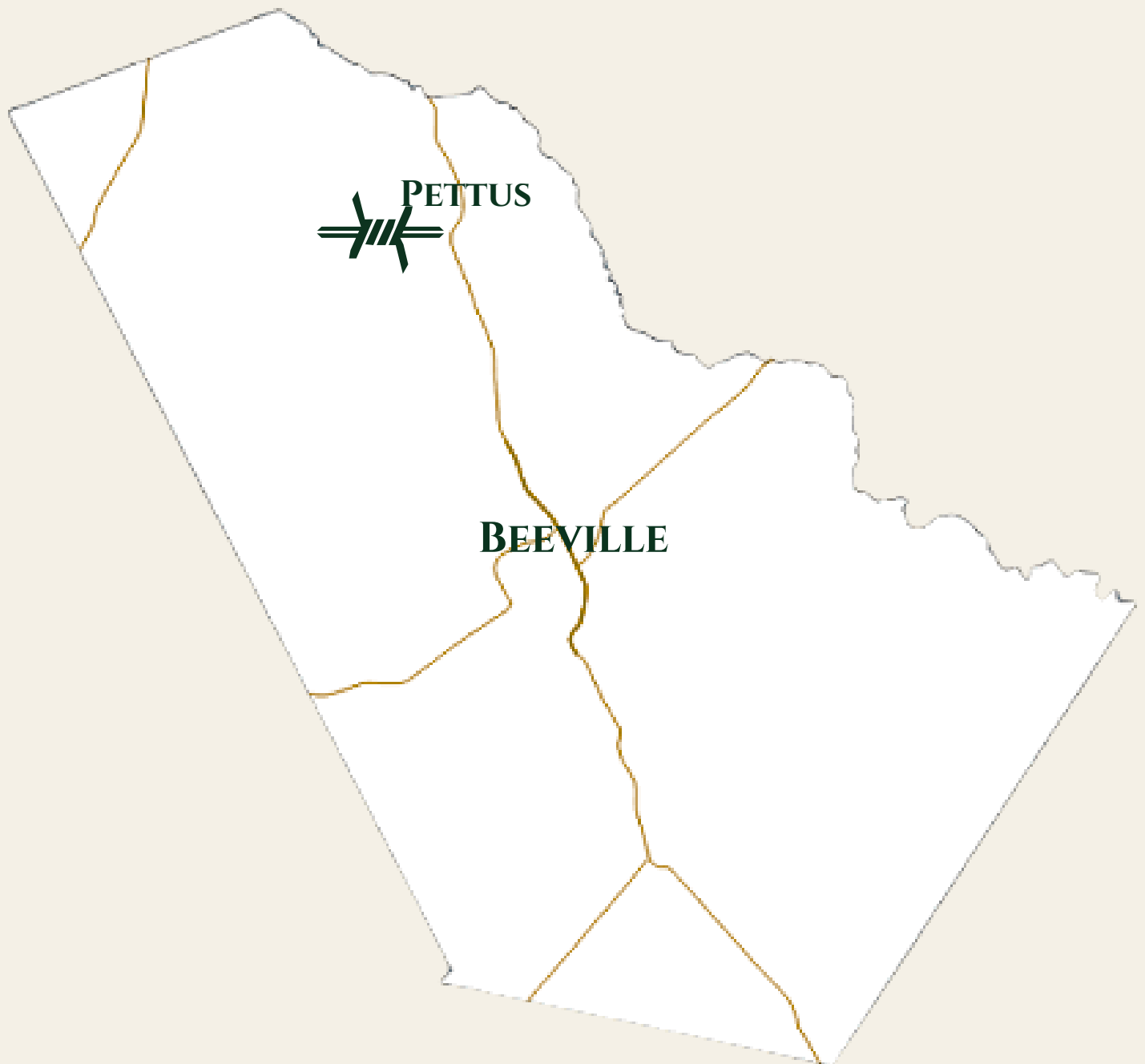
THE IMPROVEMENTS

The ranch is well equipped with the infrastructure needed to immediately enjoy and manage the property. Near the original homesite, a container home bunkhouse provides comfortable sleeping accommodations for weekend hunts, while RV hookups offer additional space for family and guests. This area overlooks one of the ranch's ponds and is shaded by a beautiful mature oak draped in Spanish moss, with a historic windmill serving as a reminder of the property's ranching heritage. The ranch also includes a soft release pen that was used to establish the current whitetail herd and can continue to serve future wildlife management efforts. Additional improvements include six rifle blinds, corn feeders, protein feeders, a water well, septic system, electricity, covered equipment storage, and an extensive network of roads and senderos providing easy access throughout the ranch.



THE LOCATION & ACCESS

The High Beam Ranch is conveniently located just 5 miles from Pettus and approximately 20 minutes from both Beeville and Kenedy, providing easy access while maintaining the privacy and seclusion of a South Texas hunting ranch. The property fronts paved County Road 113, allowing for year-round access in all weather conditions. Its location makes it an easy weekend destination from San Antonio, Corpus Christi, or Victoria, while still offering the feeling of being away from it all.



THE MAP



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