



WEST & SWOPE
RANCHES



HOME PLACE

Karnes County, Texas | 130 ± ACRES

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THE RANCH

Just minutes from Kenedy, The 130+/- ac "Home Place" offers a rare opportunity to own a sizeable property within such close proximity to Kenedy. Sitting on top of a hill, the house offers great views of Kenedy and the surrounding area. In an area with deep roots and rich history, at one time Nell Butlers house stood where the current house is now. The property boasts of large live oaks and native grasses throughout. Just minutes from HEB, Tractor Supply, Walmart and other major retailers, the Home Place would make a great primary residence with views that won't disappoint.





WILDLIFE

Whitetail deer, hogs and dove can be found on the property at times along with other native south Texas wildlife. Bobwhite Quail can be heard from the front porch in the mornings.

TERRAIN

The Home Place offers a great mix of native grasses and large oaks are scattered throughout the property. As one enters the property, there is a gentle roll up to the house.

WATER

A water well supplements the home. There is also a pond in the southeast portion of the property.

MINERALS

None. Surface Sale Only



IMPROVEMENTS

Originally built in 1940, then added on in the 1970's, the 2.274 sq. ft 2BR/ 2B house sits at the top of the hill. A water well provides water to the house. In the event of a power outage there is a propane powered Kohler generator connected to the house for backup.. There is a barn behind the house that was used for horses. Electricity is provided by AEP (TXU)

TAXES

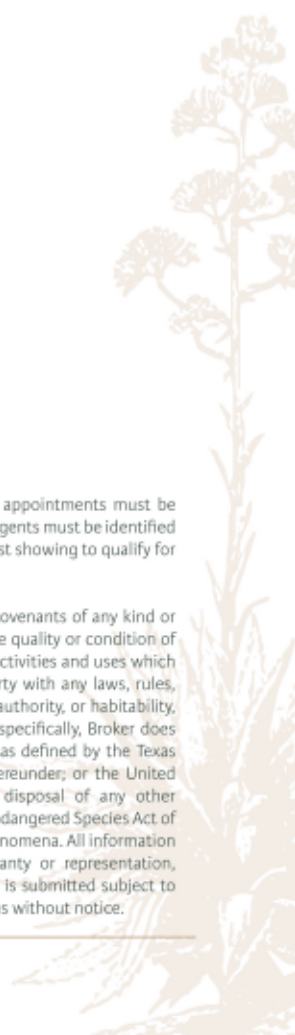
Currently Ag-Exempt



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“A LEGACY OF LAND”

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