



## COASTAL BEND GATEWAY RANCH

Bee County, Texas | 160 ± ACRES

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## THE RANCH

The Coastal Bend Gateway Ranch is 161+/- Acres of great South Texas hunting land, featuring a nice mixture of brush, mature live oaks, surface water, and good senderos throughout the property for easy travel. Located on Hollis Lane, off of FM 673, and within minutes from Beeville, Texas, the Coastal Bend Gateway Ranch is minutes from an HEB, approximately 60 miles from the Texas Coast and 100 +/- miles from San Antonio. The ranch is low fenced, currently ag exempt, and features a great home, corrals, storage barns, and more. With its manageable size, convenient location, and nice improvements, this ranch would make for a great weekend getaway or a full time homestead.







## WILDLIFE

This ranch is low fenced and is abounding in native wildlife. Whitetail deer, turkey, dove, hogs and other native species are seen throughout the property. The current owners have been feeding and managing the wildlife, making this a great south Texas hunting and recreational ranch.

## TERRAIN

Gently rolling terrain with mature live oak trees and South Texas brush, providing great habitat for wildlife and nice long-range views. The highest point of the property is located on the southeast corner of the property with a height of approximately 308 feet.

## WATER

There is a small pond located in the center of the property, that would make for a good fishing spot and a great place to view wildlife. There is one conventional well that provides water to the house and corrals, and one well by the pond that fills it, that is jetted. A wet weather stream that feeds off Poesta Creek transverses the property.



## IMPROVEMENTS

The main house is a 3,111 sf ranch-style home featuring 3 bedrooms and 2 bathrooms and an office. It is a well laid out design with a nice, open floor plan, and an underground pool with deck. The large family room features a wet bar, cathedral style ceiling with wood beam and recessed lighting, a wood burning fireplace, custom built-ins and a gun cabinet. The living room features hardwood floors and chandeliers, with several closets for storage and custom built-ins. The gourmet kitchen features a double oven, an oversize dishwasher, a decorative vent hood and a pot filler faucet, with plenty of cabinet and countertop space. The spacious master bedroom features a multi slide glass door for access to an outdoor patio and beautiful views of the backyard and pool. The master bathroom has a large, walk-in shower with a double vanity sink and lots of cabinets for storage. Other improvements on the property include several storage sheds, corrals, and cattle pens.

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RANCHES



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