



LIVE OAK NUECES RIVER RANCH

Three Rivers, Texas | 192.95 ± ACRES

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THE RANCH

This exceptional 193 +/- acre South Texas ranch is situated on the South bank of the Nueces River, lined with beautiful Spanish moss filled oaks, elm, and hackberry trees. It would make a great recreational and hunting ranch with quick, easy access from San Antonio and Corpus Christi. The topography of this property ranges from gently undulating, to rolling hills with great views in all directions. Down in the river bottom has some of the best South Texas habitat there is.



Vegetation and brush diversity easily comprises more than 20 species including mesquite, guajillo, cenizo, blackbrush, Brazil, persimmon, hogplum, guayacan, granjeno, huisache, prickly pear. Soil types range from Pavelek clay loam in the uplands, Sancajo very gravelly loam on the hills, and Buchel clay along the river. There is a good road system and electricity, with a RV plug-in, located on the County Road 436. 3 older deer blinds and 3 spin cast feeders are included in the purchase. This land was founded by some of the original settlers of Simmons City and has remained in the family since 1907.





WATER

There is approximately one-half mile of Nueces River frontage easily accessible from throughout the ranch. The river bottom is a natural game attraction and like most riparian habitats has a great variety of game and nongame wildlife.

WILDLIFE

Due to the diverse habitat and access to the Nueces River, there is a sizable population of white-tailed deer, hogs, turkey, dove and predators, and fishing in the river. For the more avid fisherman, a quick drive to Choke Canyon Reservoir is possible. For the non-hunter or wildlife enthusiast, there is an outstanding variety of non-game birds and mammals to observe and enjoy. The ranch is currently under agriculture exemption and in the process of being transferred to wildlife exemption.

MINERALS

This ranch is surface only, no mineral rights will convey.



DISCLAIMER

Broker does not make any representations, warranties or covenants of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which Purchaser may conduct thereon, compliance by the property with any laws, rules, ordinances, or regulations of any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose, and specifically, Broker does not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder; or the United States Environmental Protection Agency regulations or disposal of any other hazardous or toxic substance in or on the property; or the Endangered Species Act of 1973; or for live oak decline, oak wilt or any other natural phenomena. All information furnished is from sources deemed reliable, but no warranty or representation, expressed or implied, is made to the accuracy thereof, and is submitted subject to prior sale, withdrawal, or other changes in price and or terms without notice.

WEST & SWOPE

RANCHES



“A LEGACY OF LAND”

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