

-RANCH FOR SALE-

2,075+- Acres

(a part of the historic Rhode Ranch)

Beautiful McMullen & Live Oak County Prime
Hunting and grazing Land, 16 mi. SW of George
West, large lake, 2 water wells, miles of water
lines and troughs, cattle pens, Extensively
managed "TROPHY DEER HERD" w/ 200"+
bucks, high fenced 3 sides, Huge Neighbors,
\$2,500/acre - \$5,187,500.00

TEXAS RANCH BROKERAGE



George West, Texas
www.texasranchbrokerage.com

(361) 813-8761



TexasRanchBrokerage.com (361)813-8761

Rhode Ranch 2,075 acres

McMullen /Live Oak County - 16 miles SW of George West, Texas

Having an historic reputation for growing some of the biggest free ranging whitetail bucks in the state- The Rhode Ranch area of McMullen County, Texas is as good as it gets! Tremendous vegetation, which is the result of fertile sandy to sandy loam soils, excellent neighbors, and superior native genetics are some of the keys to the year in and year out production of big deer here. This pasture is comprised of 2,075+- acres of rolling sandy hills, food plots, bull mesquite trees, native brush, deep creek bottoms and tributaries of Hill Creek, and miles of good ranch roads. A beautiful 135+- acre coastal field gives the ranch direct access to Rhode Ranch Road. An excellent road system is in place through all parts of the ranch.

There is an extensive water system already in place with over a dozen water troughs/tanks, 2 water wells, 1 cased water well not being used, and approximately 5 miles of buried 2" PVC water lines. Animals do not have to travel far to get water which leads to less stress on them especially during the hot summer time weather. A large water storage facility/cistern is located near the NW corner of the ranch and overlooks the very large Marcou Stock Tank which covers over 10 acres when full.

Twelve (12) executive hunting blinds (AWS) situated near twelve (12) feeder stations dot the landscape of the ranch and have been strategically located to promote success for both bow hunters and rifle hunters. Each feeder station has both corn and protein feeders in place that can be filled with the "quick connect" type feed buggies.

The DEER HERD! This place is shockingly good when it comes to trophy deer. There are known deer on the ranch scoring in excess of 200"s. With a very aggressive management plan implemented 4 years ago, the already great deer herd has become even better. The new owner of this ranch will be stepping into a "Cadillac" situation and will only need to continue the feeding program and allowing the bucks to grow old! While the 2,050 acres has been managed for trophy deer, there are all types of animals here including bobcats, javelina, quail, numerous turkey, a few hogs and excellent dove hunting.

Grazing potential is good having plentiful native grasses and a substantial amount of Buffel Grass and Coastal Bermuda scattered throughout the property.

All in all, this ranch offers the best of hunting, neighbors, soils, genetics, and views that McMullen / Live Oak County have to offer. Come take a look!

Disclaimer: This information was obtained through sources deemed reliable. However, Tom W. Davis, Broker, and the owner in no way warrant or guaranty its accurateness. Buyer should confirm all data prior to contracting to purchase. This property is offered subject to prior sale, change in price, and withdrawal from the market without notice.

TexasRanchBrokerage.com (361)813-8761



TexasRanchBrokerage.com (361)813-8761



TexasRanchBrokerage.com (361)813-8761



TexasRanchBrokerage.com (361)813-8761

TexasRanchBrokerage.com ***(361)813-8761***



TexasRanchBrokerage.com (361)813-8761

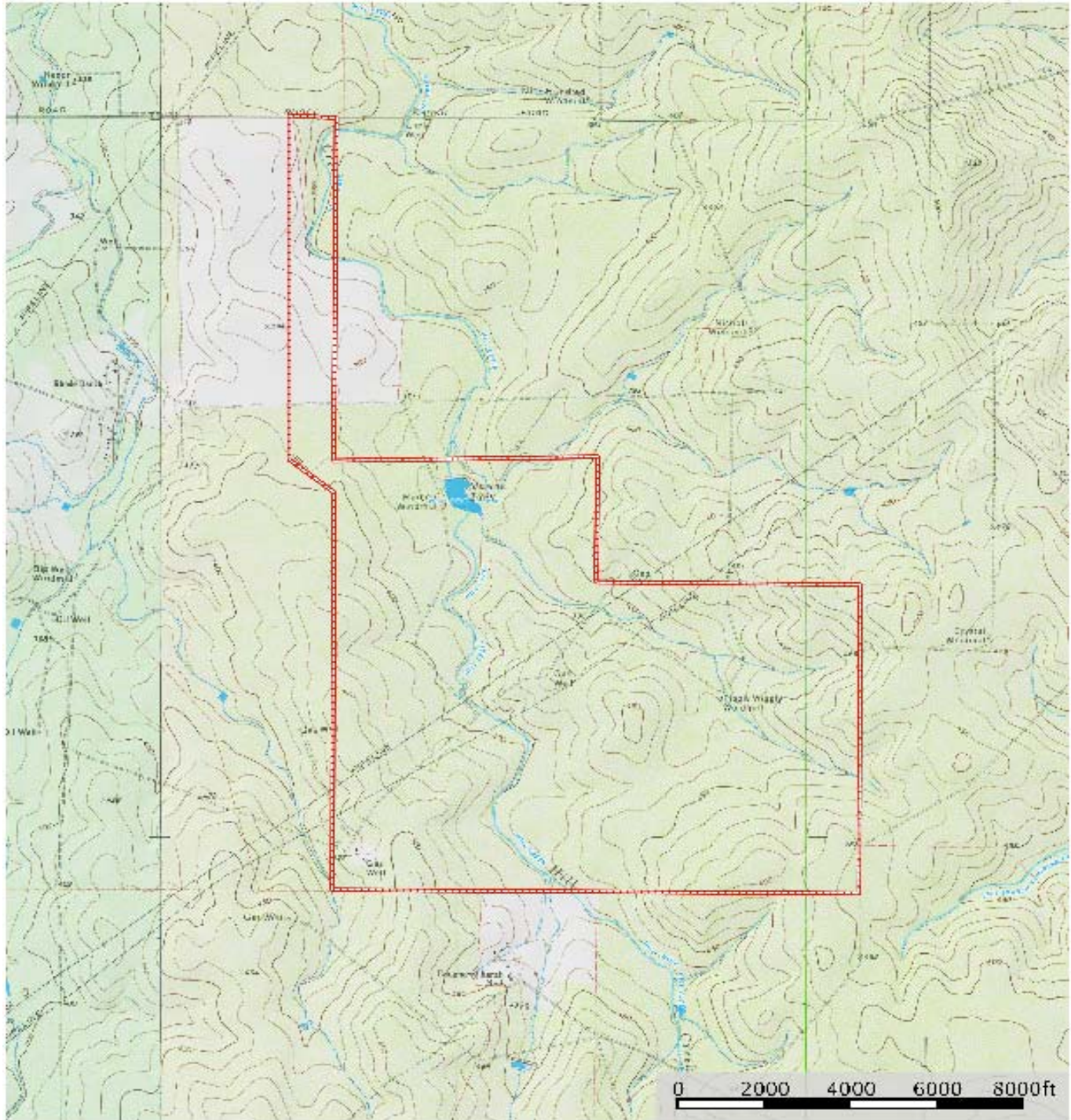




TexasRanchBrokerage.com (361)813-8761

JN1941

McMullen County, Texas, 2100.0 AC +/-



Stream Intermittent River/Creek Water Body Boundary

TOM W. DAVIS
P: (361) 813-8761

www.texasranchbrokerage.com



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof. 844.832.8277 - mapright.com

JN1941

McMullen County, Texas, 2100.0 AC +/-



Stream Intermittent River/Creek Water Body Boundary

TOM W. DAVIS
P: (361) 813-8761

www.texasranchbrokerage.com

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof. 844.820.8277 - mapright.com



TexasRanchBrokerage.com (361)813-8761

