



Protecting Clients. Conserving the Land.

Long Hollow Ranch

1300 +/- acres, Live Oak County, Texas



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KingLandWater.com

Historic Cartwright- Long Hollow Ranch

1,300 +/- acres

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Location

Long Hollow Ranch is 45 miles NW of Corpus Christi and 100 miles south of San Antonio. Located in the heart of the South Texas Brush Country, the ranch has easy access fronting on paved FM 534 just west of Lake Corpus Christi near Dinero. This is part of the legendary Twin Oaks Ranch, pioneers in Texas agriculture, and has been owned by the Cartwright family since 1915.

Acreage

1,300 Acres in Live Oak County

Description

This is the “Hill Country of South Texas” with beautiful long views, rolling native brush, meadows, and trees with 1 mile along both sides of Long Hollow. Majestic large Bull Mesquite, giant live oaks, and huge hackberry are found along the various drainages. There is a broad diversity of soils from deep sand, caliche hills, and deep clays, creating a mix of habitats. The Ranch has been managed as an intense hunting operation by Inflight Hunting Lodge next door, with three high fence pastures, several water well-supplied ponds, food plots, excellent roads, and mowed senderos to maximize hunting opportunities.

About half of the ranch is high-fenced and one of the pastures contains a number of exotics including Axis, Red Stag, Fallow, and Black Buck. However, the primary focus has been 150 to 200 class Whitetail Deer and upland and migratory game birds. Dove and Bobwhite Quail populations are tremendous and certain areas of the ranch have been extensively managed to create habitat for those species. There are well-established excellent neighbors.

Habitat

The soils are diverse supporting a variety of habitat that includes:

- Open mott country for bob white quail
- Rolling guajillo hills for large whitetail deer
- Dense forest along the creek for Rio Grande turkey
- Ponds, food plots, and native grasses/forage for quail, duck, and dove

From deep sand and caliche hills to dark tight soils along the bottoms, this is one of the most diverse ranches in the Tamaulipan Thorn Scrub of South Texas. This broad soil diversity supports a unique assemblage of native grasses, forbs, brush and trees.

Wildlife

Not only has Long Hollow been managed and enjoyed for its variety of game species there are many non-game animals that utilize this diverse habitat. Hummingbirds, neotropical songbirds, and migrating hawks to name a few. Also bobcat, coyote, fox, Javelinas, Texas tortoise, horned lizards and many more making this place a great place for the outdoor photographer.

Improvements

The back half of the ranch is divided into three quality high-fence pastures with roads, pipelines, water storage and troughs, as well as many improved ponds and fields. Excellent locations for a new headquarters with existing electricity are found literally all over the ranch.

Water

There are two submersible wells and nine dirt tanks with supplied water, as well as several water troughs for livestock or wildlife. Long Hollow Creek runs through the property with seasonal water and many locations to build larger ponds.

Price

\$2,950 per acre or \$3,835,000

Contact

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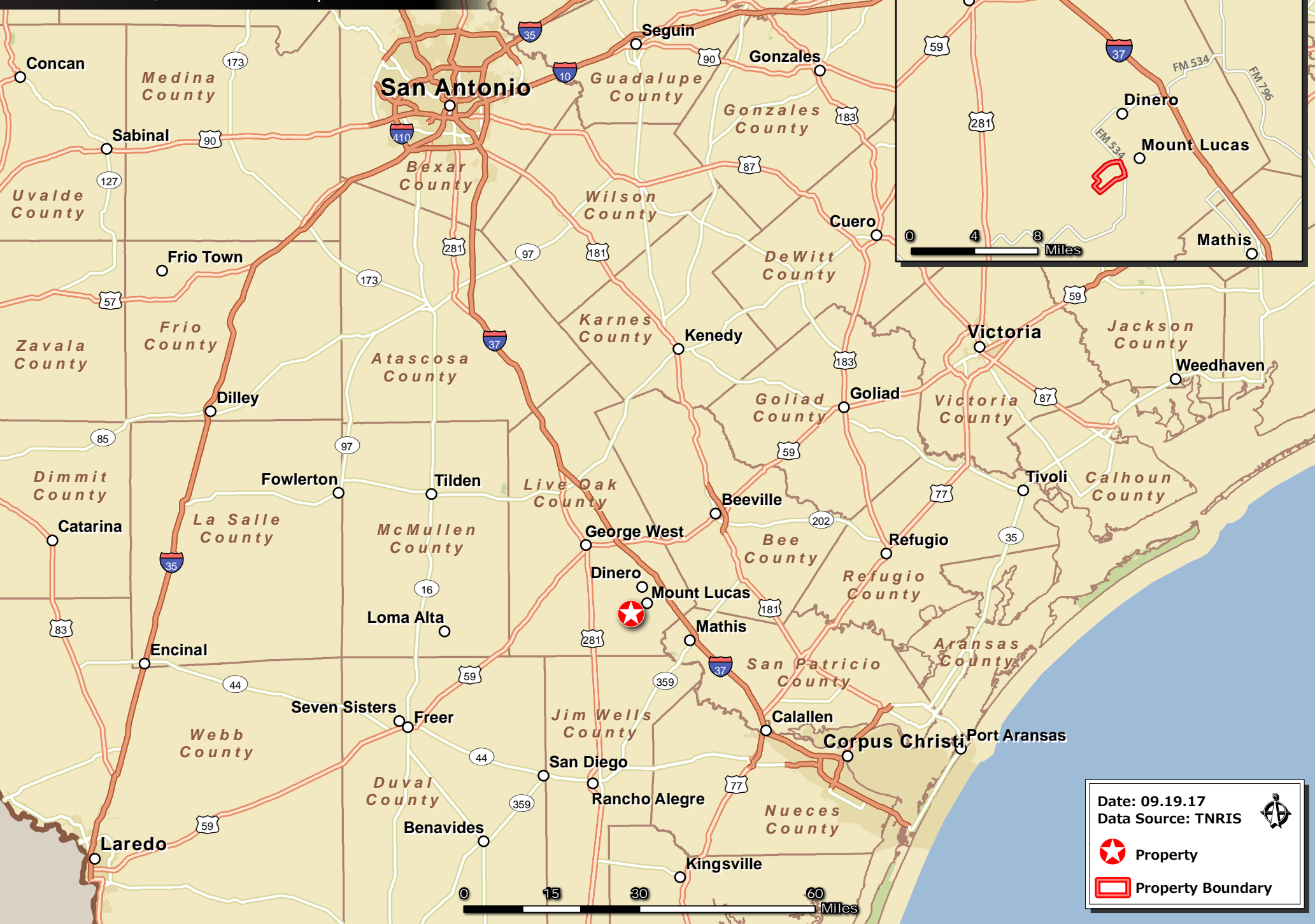
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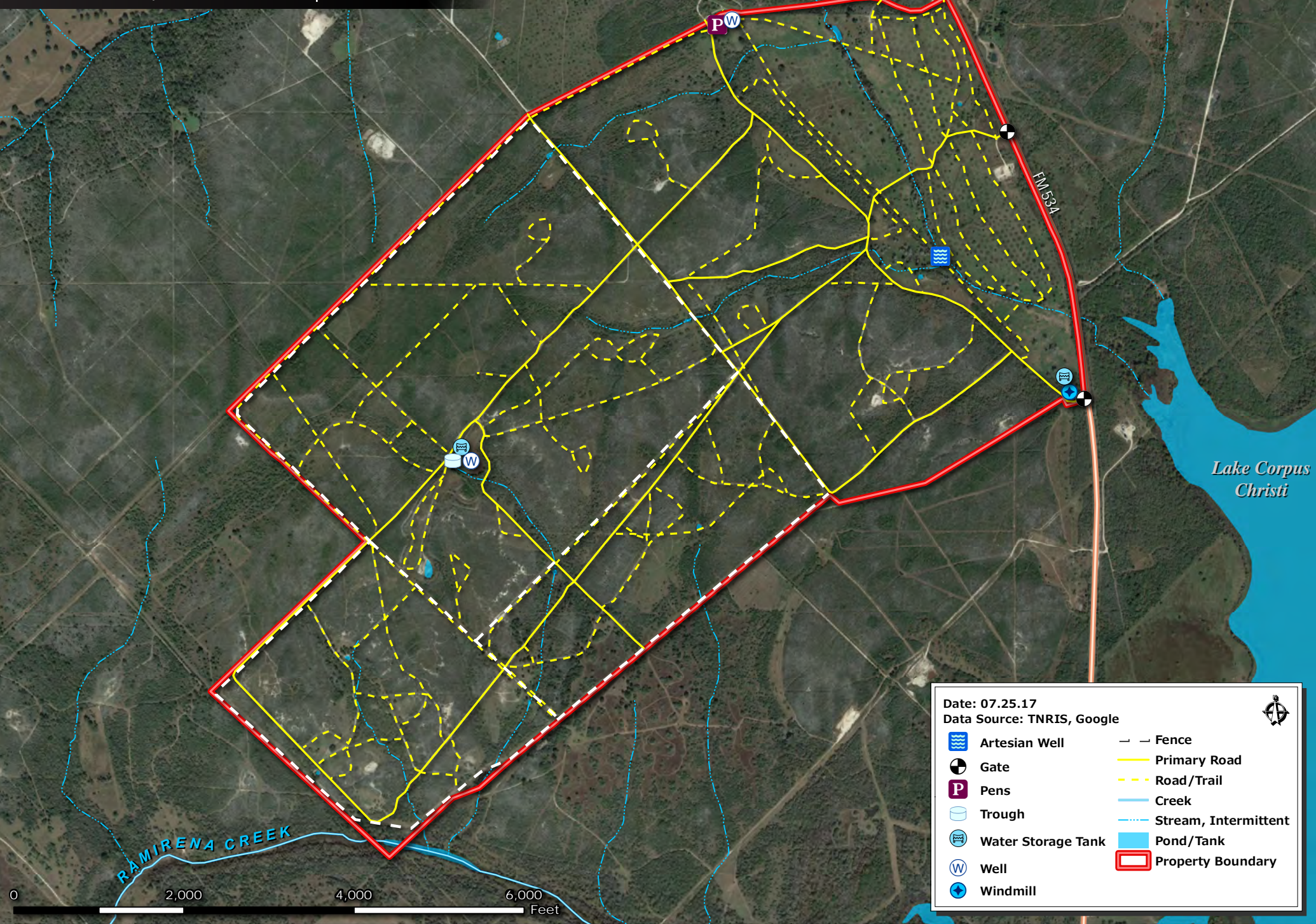
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Date: 09.19.17
Data Source: TNRRIS

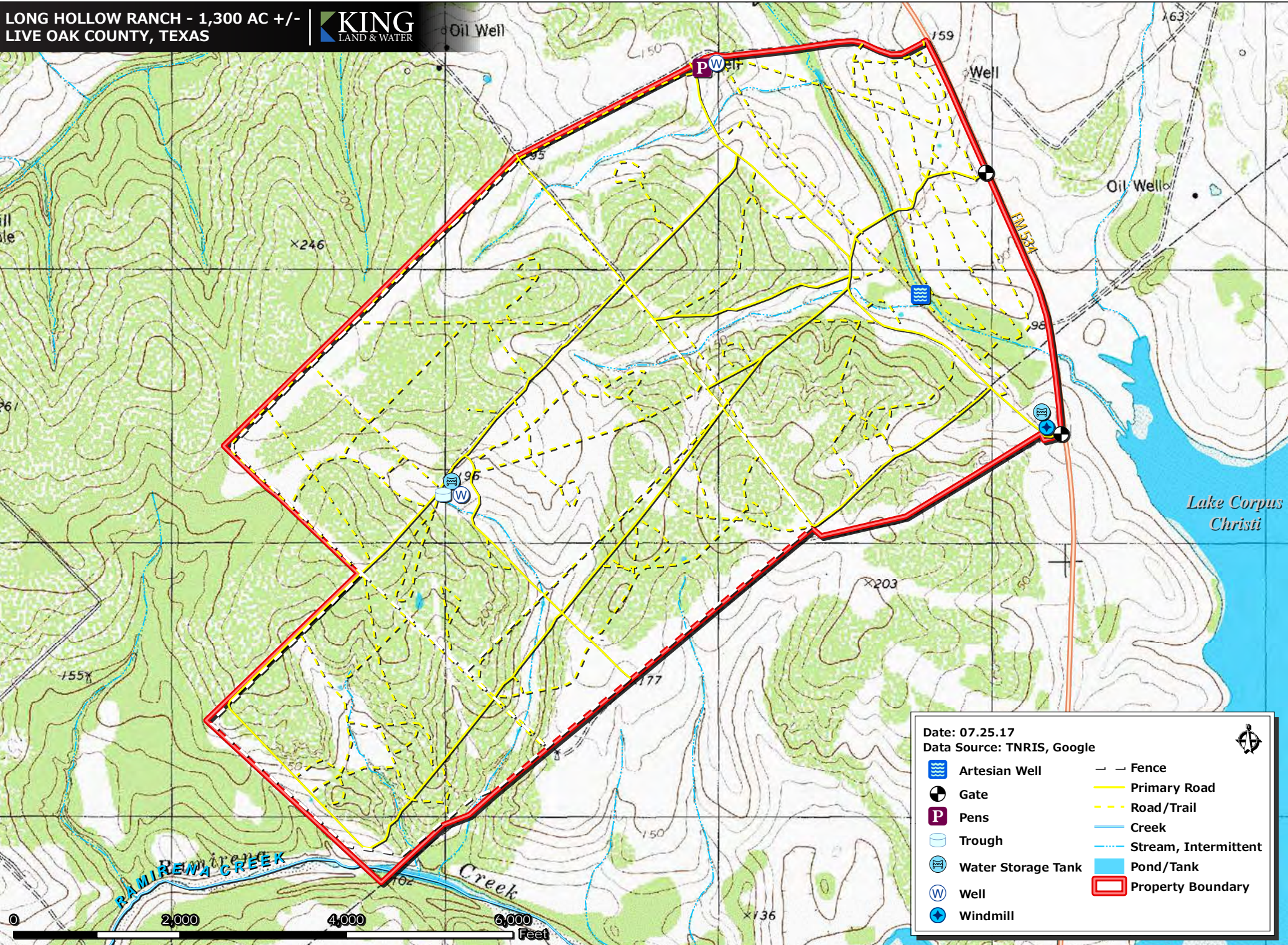
Property

Property Boundary



Date: 07.25.17
Data Source: TNRIS, Google

- | | |
|--------------------|----------------------|
| Artesian Well | Fence |
| Gate | Primary Road |
| Pens | Road/Trail |
| Trough | Creek |
| Water Storage Tank | Stream, Intermittent |
| Well | Pond/Tank |
| Windmill | Property Boundary |



Date: 07.25.17
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Artesian Well	Fence
Gate	Primary Road
Pens	Road/Trail
Trough	Creek
Water Storage Tank	Stream, Intermittent
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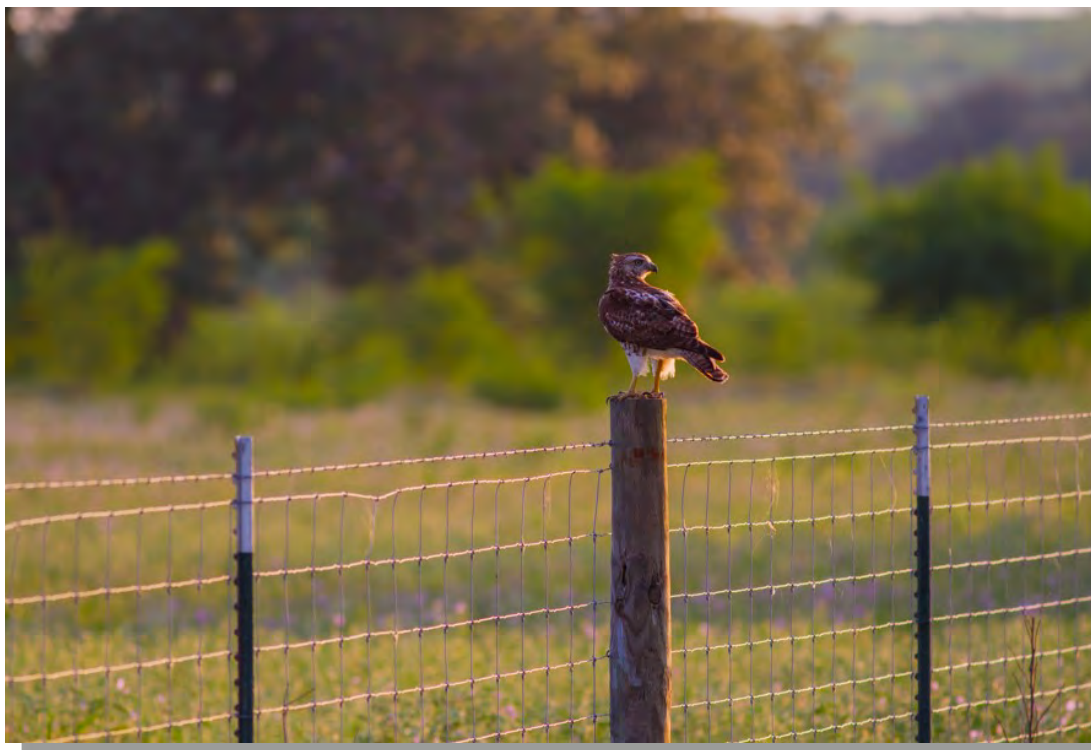


















Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date