

4D RANCH

623 ACRES – JIM WELLS COUNTY

\$ 2,273,950



BLUESTEM
RANCH GROUP.
Living and Selling Texas



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A mile south of Lake Corpus Christi and 3 miles north of Orange Grove in northeastern Jim Wells County lies the 40+ year family owned 4D Ranch. Conservation minded improvements and a continual dedication to management have created a legacy property one must experience to appreciate.

TOPOGRAPHY on the 4D Ranch is unique for the area with 100+ ft. elevation changes and long-range views from over 80 acres of hilltop centrally located mesas. An exceptional road and sendero system open up the dense vegetation and keeps biological balance by promoting new forb growth. Several extensive drainages on the ranch create areas of tall "forest-like" tree growth and dense vegetation creating superb wildlife habitat. Vegetation consist of a variety of high protein brush including mesquite, persimmon, guajillo, blackbrush, brazil, cenizo and desert yaupon. Adding to the ranch's diversity is 88 acres of native grass field ideal for cattle grazing.





HUNTING on the 4D has been a primary recreation enjoyed by family only and never commercially leased. Improving upon only native genetics, a successful wildlife management program has been in place for decades accompanied by a year-round supplemental feeding program. In addition to whitetail deer, turkey and pigs, it's not uncommon to flush several coveys of bobwhite quail. With the help of mother-nature this year and due to the lack of hunting pressure on the ranch the quail have flourished.

WATER on the 4D Ranch includes $\frac{3}{4}$ mile of Penitas Creek frontage, 1.3 miles of Hobbs Hollow, a 2.5 acre bass fishing/recreational lake and 3 water wells all with electric submersible pumps.

Penitas Creek creates the property's northwestern boundary. This creek bottom has a "wild" feel with its heavily wooded banks and towering bull Mesquite, Hackberry and Elm trees.

Although the brush is big and tight in this part of the ranch, access is easy on an established road system that winds along the creek and fence line, both on the high-bank side of the creek and out of the floodway.

Hobbs Hollow is secondary drainage that flows in a northeasterly direction through the entire ranch and into nearby Lake Corpus Christi. Centrally located on the ranch and on the Hobbs Hollow drainage is where you will find the emerald blue, deep 2.5 acre lake stocked for fishing and ideal for recreation. This private lake is a highlight of the ranch and the perfect setting for summer fun and get togethers with family and friends.

There are 3 water wells on the 4D, each with an electric submersible pump. Two of these wells are located near the headquarters area and the third is located at a secondary set of cattle pens near the southeast corner of the ranch. One well at the headquarters that supplements the lake has been tested at over 100 gpm.





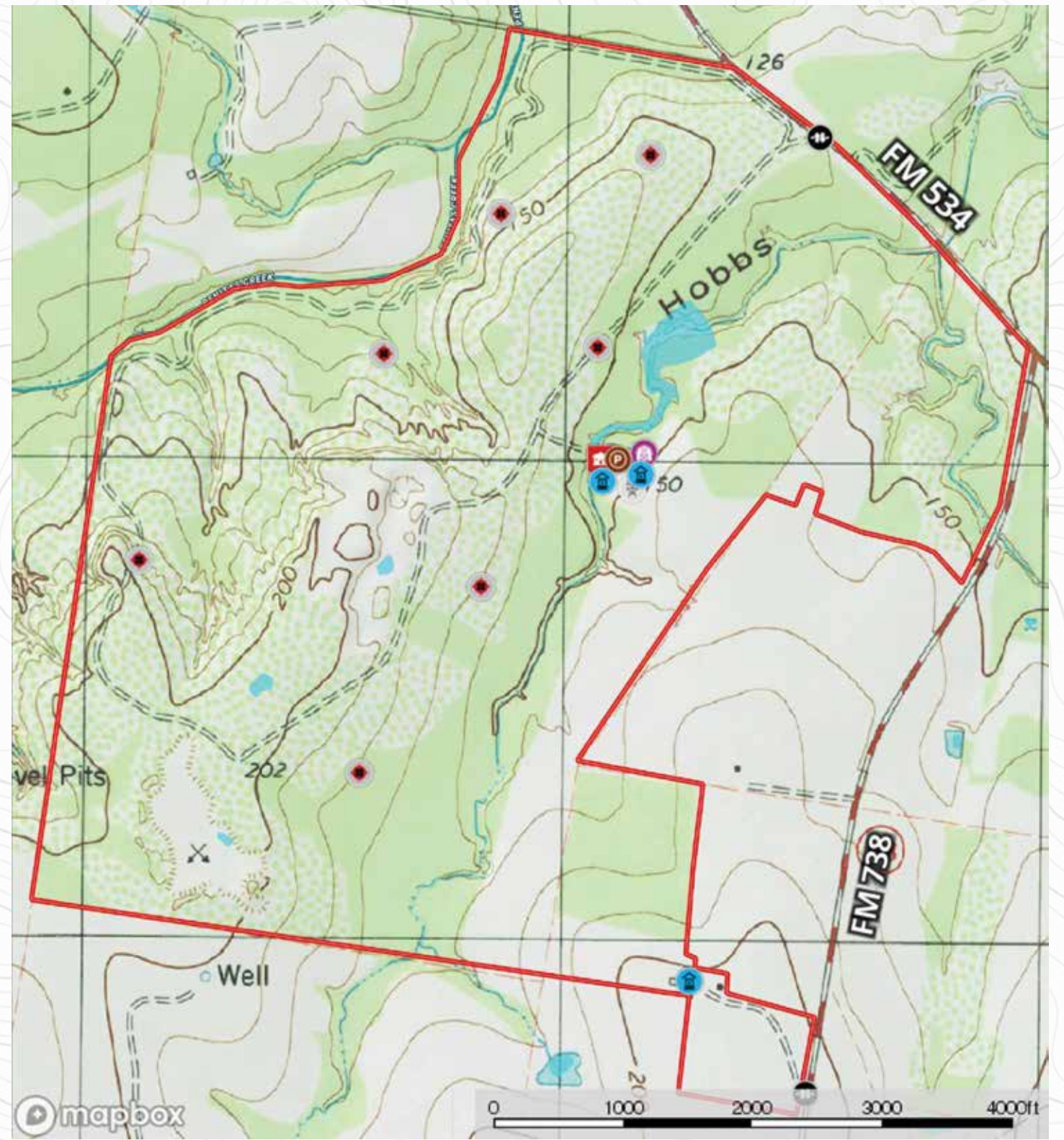
HADQUARTERS on the 4D is centrally located in the heart of the ranch near the banks of Hobbs Hollow. The modest yet functional improvements consist of a 3 bedroom/2 bath ranch home with front porch and outdoor entertainment area, a large pull-through equipment barn, a set of pipe cattle working pens and dog kennels. This improvement area is manicured and well maintained with mature oak trees and a lush, green St. Augustine grass yard. Rain or shine, access to the headquarters is quick and comfortable on the 3500 ft. limestone base road and a concrete bridge over Hobbs Hollow.

Not often does a legacy ranch of this caliber come to market. With its prime location, well-designed infrastructure and incredible natural features, the 4D Ranch may be the best all-around ranch of its size within a 45 minute drive of Corpus Christi.

PRICE: \$3,650/acre or \$2,273,950. Surface offering only. Seller to provide Owners Title Policy as well as a recent boundary survey. The property currently holds an agricultural exemption tax status.

Information contained herein is deemed reliable, but is not warranted by Broker or Sellers, and is subject to change, errors and/or omissions, prior sale and withdrawal from market. Buyers are urged to verify representations on their own regarding the usefulness and value of the property for a given purpose. Property is sold "as is where is, with all faults and without warranty other than that of title." Showings by appointment only with Bluestem Ranch Group only. Do not trespass – John L. Lynd, Listing Broker.

















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