

TWISTED OAK RANCH



929+ Acres Goliad County
2737 FM 622
Goliad, Texas

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DESCRIPTION

Named after the abundant and diverse species of oak trees found on the property, Twisted Oak Ranch presents a rare opportunity to own a large tract with a good mixture of dense brush, heavy oak forest, and cleared pasture. Road Creek also runs through the heart of the property, attracting and holding wildlife from the surrounding area. Twisted Oak Ranch is ideal for grazing cattle and utilizing the brush for native species including whitetail deer, turkeys and javelina.



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IMPROVEMENTS

There is very little structural improvement on the property, leaving a blank canvas for the new owners to start something new. There is a small cabin and storage shed with electricity and a water well that is fenced to keep out cattle. Several RV hookups are also located near the storage shed.



WATER

Two water wells supply water to the compound along with three water troughs on the ranch. One of the wells is very recent and is 200± feet deep producing 15 GPM.



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VEGETATION & TERRAIN

Twisted Oak Ranch has a good mix of open grassland, dense oak forests and thick brush. Oaks are scattered throughout the ranch but seem to be most concentrated along Road Creek. The most common are live oaks, however there is no shortage of blackjack oaks and post oaks as well. The central area of the ranch is very thick with brush beneath scattered live oaks, primarily yaupon. This area is great for native wildlife and is dominated by sandy loam soil.

WILDLIFE

There is an endless amount of wildlife on the property including common native species found in the area such as whitetail deer, turkey, quail, hogs, javelina and varmints. Large native bucks have been known to grow in the area as well.



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2737 FM 622 GOLIAD, TEXAS**

Frontage and entrance on FM 622, approximately 7± miles northwest of Goliad. 72± miles northwest of Corpus Christi, 91± miles southeast of San Antonio and 157± miles southwest of Houston.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf
All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

MINERALS

Surface sale only.

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DULLNIGRANCHES.COM](http://DULLNIGRANCHES.COM)

MAP

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