

SCATTERED OAK RANCH



**200+ Acres Bee County
Beeville, Texas**

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RANCH SALES



DESCRIPTION

Rolling terrain commands long distance views, scattered oak trees, and a good mixture of South Texas brush to round out some of the features of this property. Located in highly desirable Bee County, this ranch would be a great recreational getaway, livestock property, homestead or a mixture of the three.

IMPROVEMENTS

There is a hunter's cabin and an open air barn. There are several great building locations on this property with long distance views that have water and electricity close by. 100± acres of the property is high-fenced and the remainder of the ranch is low-fenced.





WATER

There are 3 water wells present with 2 being in working condition. One of the water wells services the hunters camp and the other fills several water troughs scattered throughout the property. There are 2 ponds that hold water and a third that needs to be reworked but is in a good location to catch water.

WILDLIFE

This property is loaded with wildlife. 100± acres of the property is high-fenced and has improved whitetail deer genetics. There have been a few exotic species within the high-fenced pasture as well. Other native game present on the ranch includes but is not limited to Turkey, dove, quail, javelina, wild hogs and varmints. There is a 1st class set of cattle pens that can handle up to 300 head.





VEGETATION

The ranch has a good amount of Oak Trees scattered throughout the north side of the property. The remainder of the ranch has a nice mixture of South Texas brush species that ranges from thick cover to more open land that has previously been cleared or manipulated. The vegetation on the ranch is ideal for both bird hunting and deer hunting alike.



MINERALS

Negotiable. Call Broker for details.

TAXES

Ag exempt.



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200+ ACRES BEE COUNTY BEEVILLE, TEXAS

The property is located 9.5± miles south of Beeville, 50± miles north of Corpus Christi, 100± miles south of San Antonio and 190± miles southwest of Houston.

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MAP

[Click here to view map.](#)

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