



LAS LOMAS RANCH

TBD CR 157 George West, TX

83 Acres | \$497,950



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John Melnar

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PROPERTY DESCRIPTION

A secluded piece of South Texas with rolling topography, extensive views, a diverse mix of brush species, and multiple fertile drainages. This hunting/recreational property has the convenience of being only 20 minutes from George West and the privacy of being located at the end of CR 157 with access via a short, deeded easement. All of the perimeter, major senderos, and multiple stand locations have been recently cleared, making it ready for the upcoming hunting season.

Entering the property at the northeast corner, you'll find the high point of place at 410'. Along the east fence line are two other hilltops with long-range views overlooking the Elm Creek valley and beyond. The property has an impressive mix of high-protein brush species and native grasses, which support a healthy Whitetail Deer and Bobwhite Quail population.

Create a pond on the lower end of one of the drainages, and utilize the sandy loam soils to create food plots to supplement all the seed-producing plants on the property, and you will likely have some great dove hunting with a mix of White-wing and Mourning Doves.

New 5-strand barbwire fencing was installed along the eastern boundary in October of 2022. The north and south boundaries have 5-strand barbwire fencing in good shape. The western boundary is high fenced. Electricity is available along the northern boundary. A water well will be needed. The western neighbor drilled a water well in 2022 with a depth of 430'; see broker for details and cost estimates from a local driller.

There is one active gas pipeline on the property that crosses the property in an east-to-west fashion.

Property is qualified for the 1-D-1 open space appraisal via the Wildlife Management Tax Valuation.

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SCAN HERE TO VIEW MORE OF
THE LAS LOMAS RANCH

GRASSES

Sideoats Grama,
Texas Grama,
Hooded Windmill
Grass, Knot Grass,
Texas Bristlegrass,
plains Bristlegrass,
Buffelgrass, KR
Bluestem, and
Threeawn

BRUSH

Mesquite, Kidneywood, Brasil,
Southwest Bernardia, Blackbrush,
Granjeno, Hogplum, Lotebush
Whitebrush, Narrowleaf Forestiera,
Guaycan, Guajillo, Texas Persimmon,
Twisted Acacia, Cenizo, Coma, and
Lime Prickly Ash

WILDLIFE

Whitetail Deer
Bobwhite Quail
White-wing Dove
Mourning Dove
Hogs

WATER

Well needed
Nearby wells are
approximately 430'
deep

UTILITIES

Electric available along
northern boundary

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LOCATION

Live Oak County

15 miles to George West, 25 miles to Three Rivers, 77 miles to Corpus Christi, 98 miles to San Antonio, 175 miles to Austin, 200 miles to Houston.

DIRECTIONS

From the intersection of Hwy 281 and Hwy 59 in George West, head south on Hwy 59 for 12 miles, turn left on CR 157, go 2.2 miles, turn left, go 1 mile to second gate on the right.

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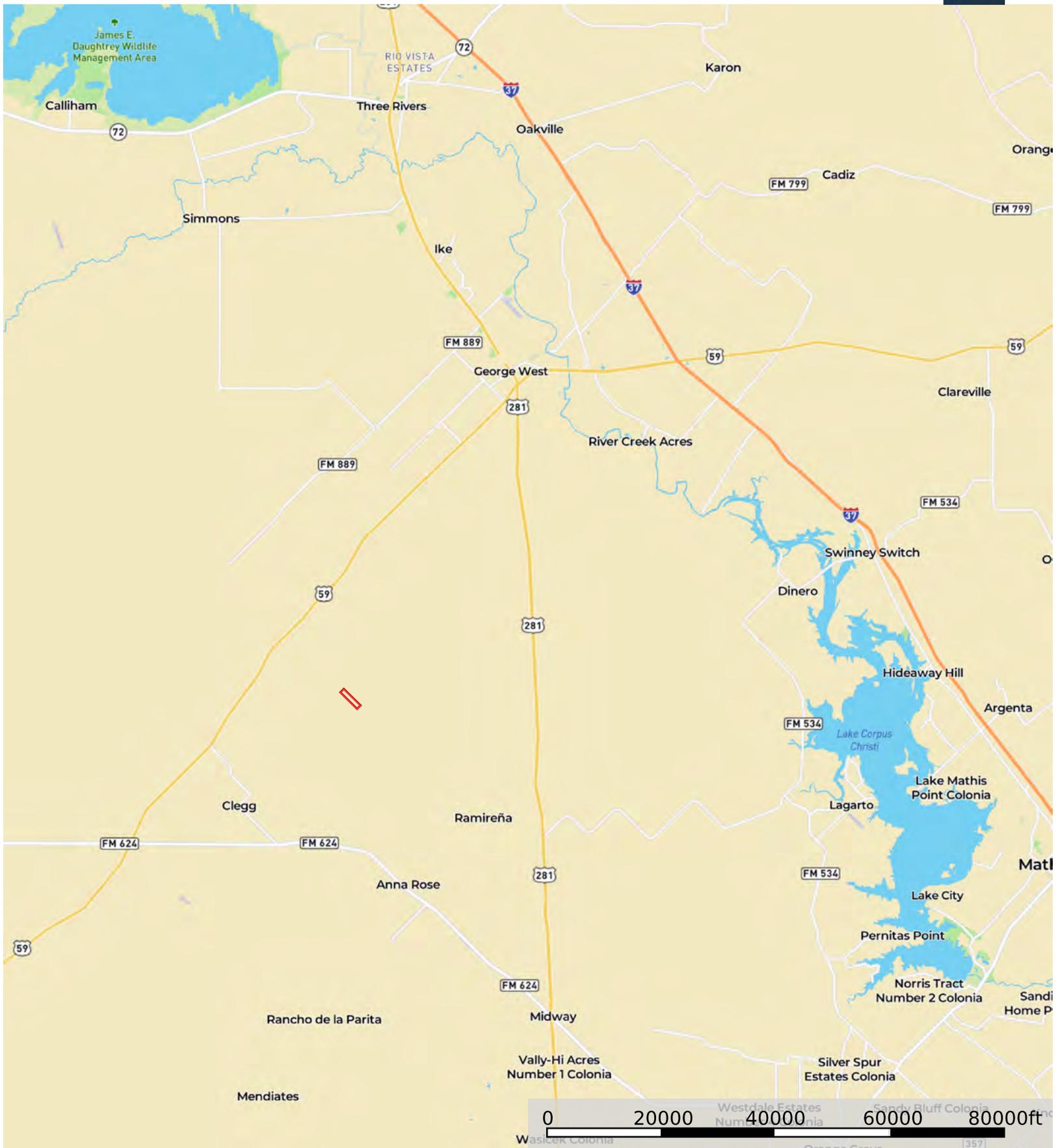
 Boundary



Boundary

TBD CR 157, George West, TX 78022

Live Oak County, Texas, 82.92 AC +/-



Boundary