



Protecting Clients. Conserving the Land.

Olive Farm

297± Acre

Calhoun, County, TX
Guadalupe Bay



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Location

Olive Farm is located on the Texas Gulf Coast in Calhoun County with waterfrontage along Guadalupe Bay and the Victoria Barge Canal. Situated only 6 miles northeast of Seadrift, 30 miles from Victoria, 75 miles from Corpus Christi, and about 140 miles from Houston and San Antonio, the ranch fronts on two paved county roads just off State Highway 185. The waterfront of the ranch has an accessible private boat ramp for easy access to the bay and surrounding coastal waters.





Acreage

297± acres in Calhoun County

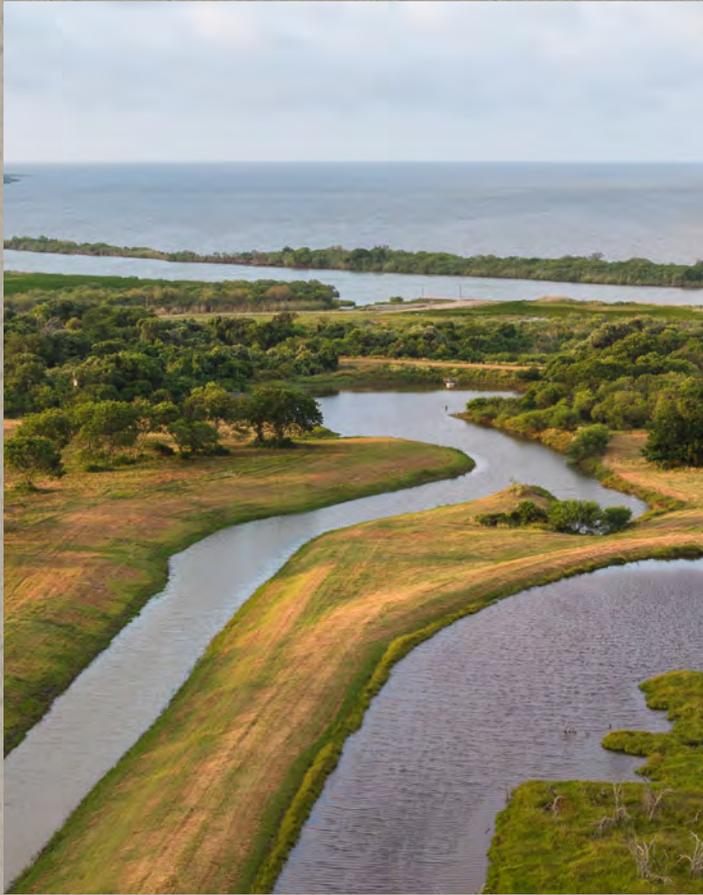
Description

Olive Farm is remarkably diverse with dense stands of coastal live oak and anaqua trees, scattered motts of native brush, intact wetlands, coastal prairies, and a range of fishery habitats. The combination of these natural habitats has provided for a huge diversity of wildlife and a rich

recreation opportunity. Decades of proper range management such as prescribed burning, disking, brush management, contouring, and water control structures has created a turn-key recreation property.

The ranch layout is ideal for private use and enjoyment, with two large freshwater lakes, a great set of barns, accommodations, and private access to the coastal marshes and bay. There are about 80 acres of irrigated farmland in the northern part of the ranch with access to a local system of capture and storage of surface and well water. This area previously served as an Olive tree farm but could be repurposed as a food plot or other farming operation.

Through a series of roads, mowed lanes, and adjoining public roads there is great access to much of the ranch.



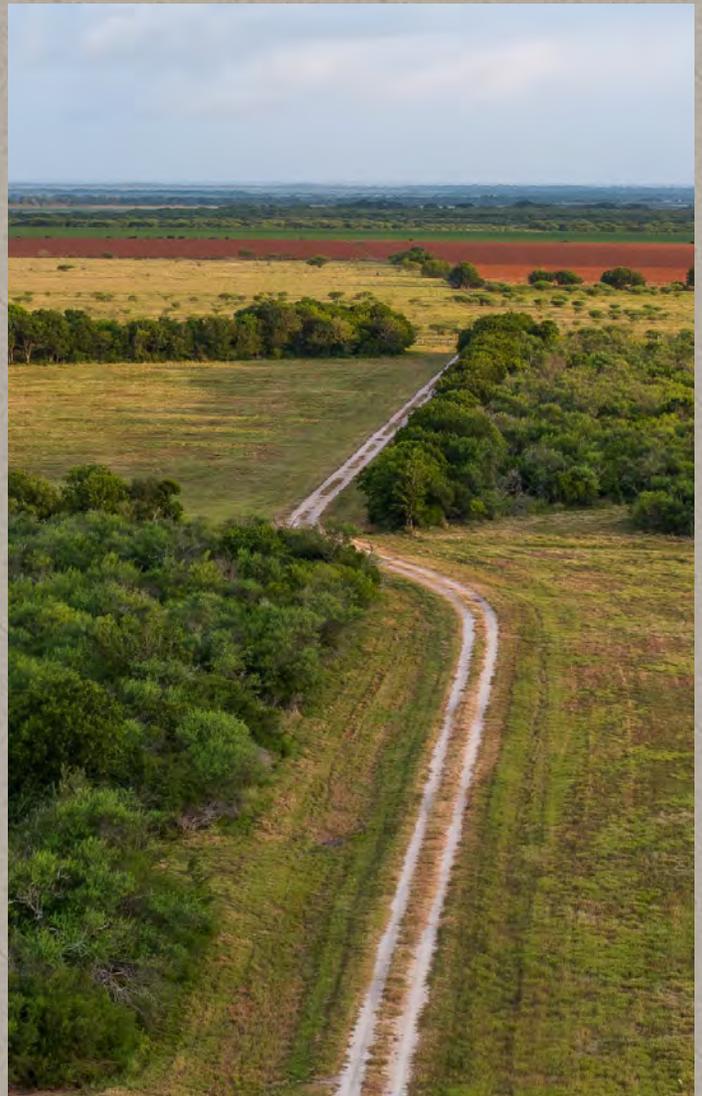
Habitat

Olive Farm lies within the Gulf Coast Prairies and Marshes Ecoregion and is part of the Ingleside barrier-strand plain geologic system, a unique Pleistocene coastal system limited to a narrow band stretching from Calhoun County to Kleberg County, much of which has been impacted with development. Many say the habitats at Olive Farm are very similar to Aransas National Wildlife Refuge and with the network of similar protected areas in the immediate vicinity, a wildlife mecca. This system is characterized by a diverse complex of soils, and habitat associations, including live oak mottes, tallgrass prairie, sand barrens, freshwater marshes, and freshwater pothole ponds. Tidal bayous, brackish emergent marshes, and creeks further enhance the ranches' biological diversity. This broad soil diversity supports a unique assemblage of native grasses, forbs, brush, and trees.

Wildlife

Hunting, fishing, birding, and just enjoying the array of wildlife is easy to do within this diverse assemblage of habitats. Fresh and Coastal waters are home to a wide array of wintering waterfowl, shorebirds, and waterbirds such as ducks, geese, cranes, stilts, plovers, egrets, bitterns, and herons. Sandy soils, prairies and oak mott woodlands provide for bobwhite quail, native whitetail deer, and turkey hunting.

Fishing on the ranch and in adjacent waters is world class. Redfish, trout, flounder, and drum are all part of the fishery that makes this area a fishing destination.



Improvements

The ranch has an idyllic headquarters area located on a bluff overlooking the coastal frontage of the ranch and the delta of the Guadalupe River in the distance. A 2 bed/2 bath barndominium with a large second-story porch is perfect for day-one use of the ranch, other infrastructure includes a large equipment barn, well and irrigation shed and working/shipping pens. An 80-acre high fence pasture around the farmland creates the ability to manage a wildlife operation.





Water

Two large deep freshwater lakes capture rainwater as well as supply from two wells, these lakes offer a great recreation resource for fishing, duck hunting as well as adequate water for wildlife and the headquarters. 3/4 of a mile of coastal frontage with potholes, tidal pool and creeks make excellent redfish and speckled trout habitat along with migratory waterfowl.





Conservation and Management

The ranch was placed under a Conservation Easements as part of a comprehensive plan to implement a wildlife and landscape Conservation Strategy while simultaneously preserving and providing for future recreation development. The easements allows for the ability to improve the ranch tremendously with homes and recreational infrastructure including the ability to repair and improve the private boat ramp onsite.

Hand in hand with the conservation strategies on the ranch, significant improvement has been made in habitat management, infrastructure, and wildlife management. Prescribed burning has been an ideal tool for coastal prairie management and regular use of it has had significant impact on the health of the native range.



Price

\$1,113,750

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Disclaimer

This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.

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Olive Farm
297 AC

Gulf of Mexico



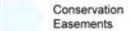
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Olive Farm

Calhoun County, Texas, 297 AC +/-



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|---|---|--|--|--|--|---|--|--|---|
|  House |  Well |  Pens |  Barn |  Road / Trail |  Primary Road |  Boundary |  Forest Service |  State Land |  Fish and Wildlife |
|  National Park |  Other |  BLM |  Local Government |  Conservation Easements | | | | | |

Olive Farm

Calhoun County, Texas, 297 AC +/-



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CONCEPT PLAN

LEGEND:

-  Subject Property
-  Building Zone
- Roads**
 -  Local
 -  Driveways
 -  Dirt
- Buildings**
 -  Buildings
 -  Fencelines
 -  Powerlines
 -  Water Features

WETLANDS LEGEND:

-  Wetlands
-  Wetland and Riparian Protection Areas
Wetland Buffer - 100 feet



Scale: 1" = 100'

North Arrow: [North Arrow Symbol]

References:

1. Aerial Photography of Earth Mapping, dated 03/20/2018
2. Property boundaries as shown by Travis Mapping Co., Station 775, dated 03/12/2018
3. All data in 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 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