



O | W Ranch
TYNAN, TEXAS





O | W Ranch

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\$28,500,000 | 6,041± ACRES



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Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

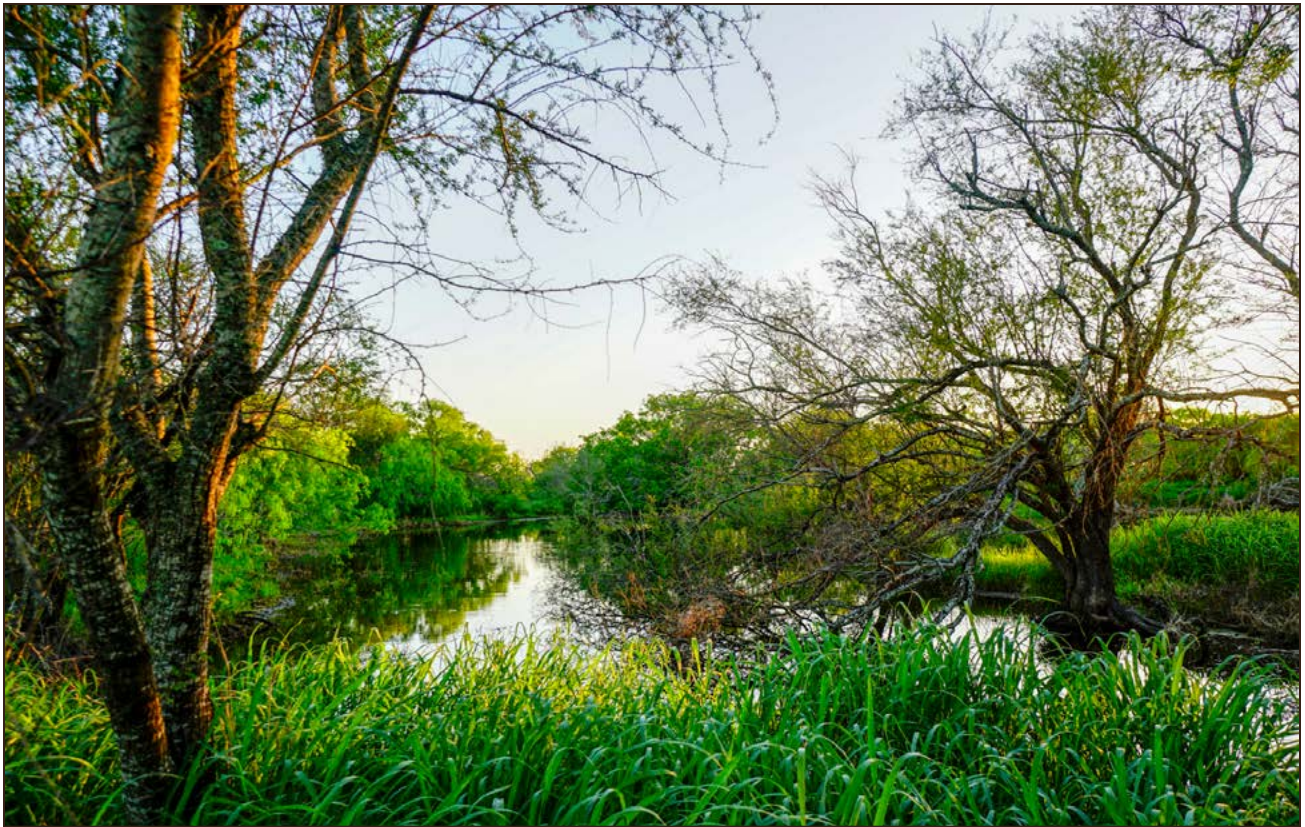
Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



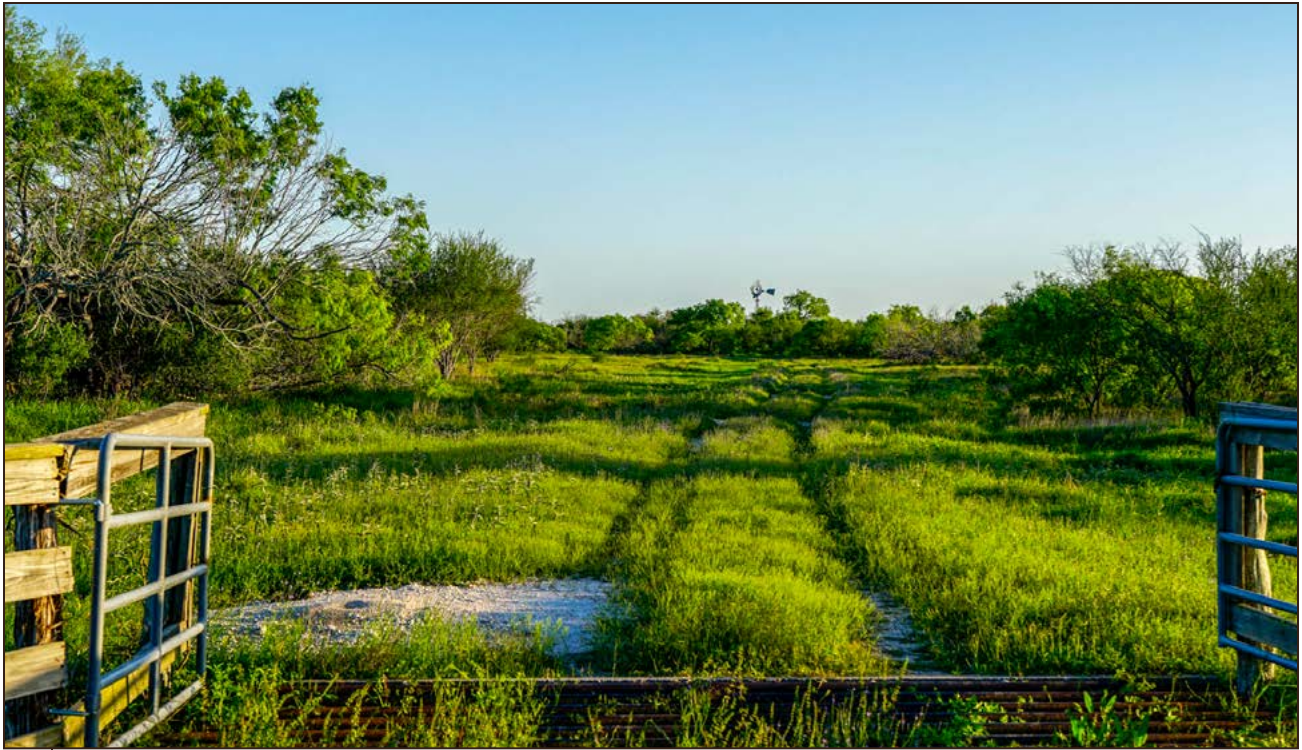
Executive Summary

The O | W Ranch, an expansive 6,041± acre property in Bee and San Patricio counties near Corpus Christi, Texas, exemplifies a premier agricultural and recreational estate. This ranch boasts a well-established infrastructure that supports diverse operations, including hunting, cattle, horse, and farming activities. The property headquarters is accessed by a paved private two-mile road from the main gate off Farm to Market Road 796.

Key amenities at the headquarters include cattle handling facilities, breeding pens, horse stables with eight stalls, a tack room, and a round pen. The lodge itself is a standout, equipped with a commercial kitchen and butler's pantry, and can accommodate up to 20 people. The ranch's locale in a region known for its agricultural vitality enhances its appeal. Strategically positioned 35 miles northwest of Corpus Christi, it links both suburban and rural settings.

From a water resource perspective, the ranch is exceptionally well-supplied, featuring four water wells, eleven windmills, 29 troughs, and 23 ponds, supported by an extensive pipeline system. The property's recreational value is further enriched by its abundant wildlife, including whitetail deer, Rio Grande turkey, feral hogs, dove, and ducks, making it ideal for hunting and nature enthusiasts.

The ranch also presents a unique opportunity for alternative energy income through potential wind energy development, with existing interest from wind energy companies. Overall, the O | W Ranch offers a combination of functional, aesthetic, and economic benefits, making it a standout investment opportunity in the region.

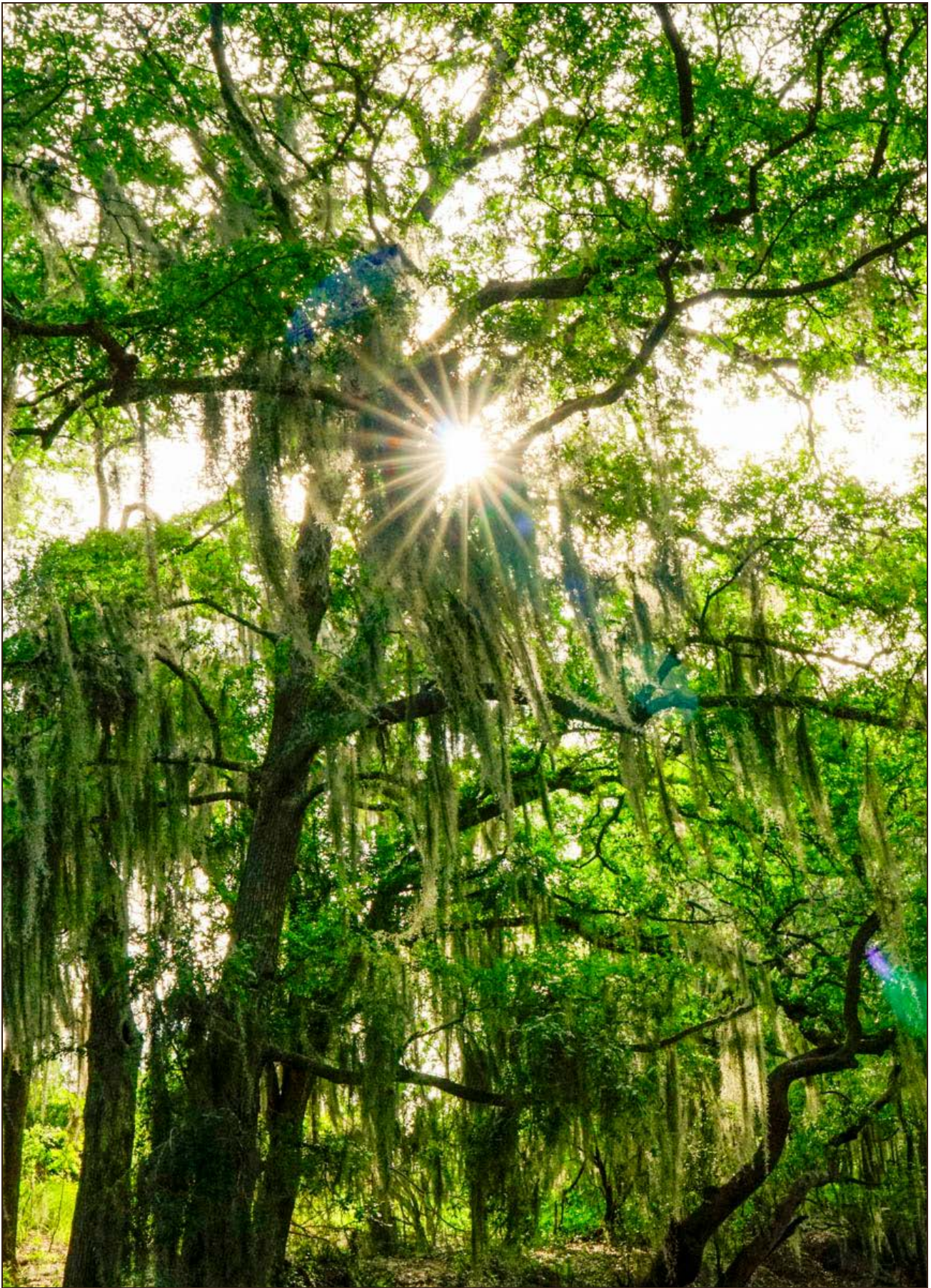


Locale

San Patricio County is situated on the coastal plains of Texas. The county seat is Sinton. The region is known for its agriculture, particularly cattle, cotton, and grain. Due to its proximity to major refineries and ports, it also has a growing presence in the industrial sector.

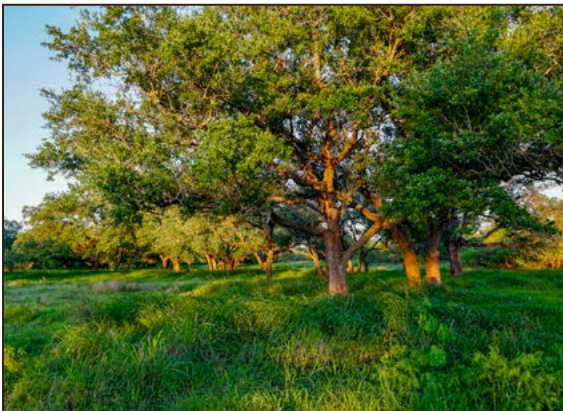
Bee County is more inland than San Patricio and is known for its rolling landscapes and rural charm. The county seat is Beeville, a small city that serves as the cultural and economic center of the area. Bee County is largely agricultural, with livestock, oil, and gas production also playing significant economic roles.





General Description

The O | W Ranch spans 6,041± improved acres across Bee and San Patricio counties, just 35 miles northwest of Corpus Christi, Texas. The entrance is via a main ranch gate on Farm to Market Road 796, leading to a unique two-mile paved alley road that takes you directly to the ranch headquarters. This striking introduction showcases the ranch's unique character.



The ranch includes 20 grazing pastures, ranging from 66 to 1,304 acres, making it ideal for intensive rotational grazing and hunting operations. Each pasture is equipped with either earthen ponds or water troughs, ensuring ample water resources. The infrastructure supports diverse operations, including hunting, cattle, horse, and farming activities.

The ranch is a haven for wildlife, offering exceptional opportunities for hunting whitetail deer, feral hogs, turkey, dove, and coastal waterfowl. It is securely enclosed with a perimeter fence made of galvanized T-posts and high, predator-proof fencing.



With its vast size, attractive landscapes, and excellent potential for diversified income, the O|W Ranch represents a well-balanced investment opportunity.



Acreage Breakdown

6,041± total deeded acres with 3,485± acres in Bee County and 2,556± in San Patricio County.



Improvements

The headquarters of the O | W Ranch is reached via a private two-mile paved road leading from the main ranch gate on Farm to Market Road 796. At the headquarters, you will discover a variety of residences including the lodge, an owner's residence measuring approximately 2,246± square feet with four bedrooms and three bathrooms, a manager's residence of approximately 1,727 ± square feet also with three bedrooms and two bathrooms, and a smaller cowboy house of about 1,130± square feet featuring two bedrooms and one bathroom. Additionally, the headquarters area has extensive cattle handling and shipping pens, breeding facilities, and paddocks suitable for horses or show cattle. The horse stables feature eight stalls with attached runs, a tack room, and a round pen.



The Lodge covers 2,468± square feet and features two floors with a variety of amenities. It includes a commercial kitchen, a butler's pantry, and a walk-in gun safe. The interior possesses a pass-through fireplace, is fully furnished, and can sleep up to 20 people with 14 beds. Additional features include second-story wrap-around porches and a four-story crow's nest, topped with a standing seam metal roof. A full bathroom services the nearby smoker pavilion.





Two additional small houses are found on the balance of the ranch.

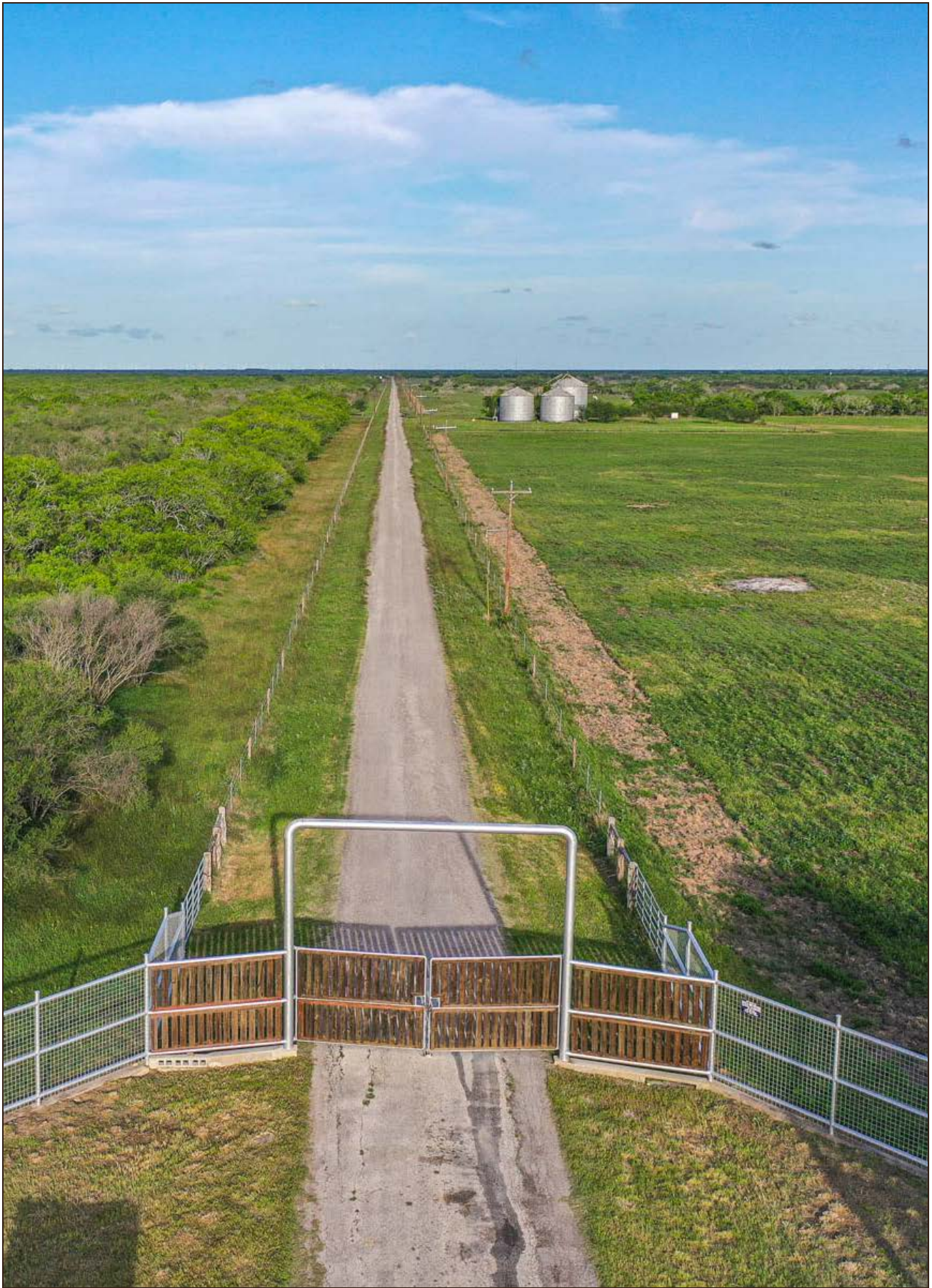




Climate

Both San Patricio and Bee counties showcase a typical South Texas environment characterized by hot summers, mild winters, and a mix of flat plains and gentle hills. There is a strong cultural emphasis on ranching and traditional Texas values. The nearby small town of Tynan receives an annual precipitation of 31 inches.







General Operations

The ranch has traditionally generated revenue through hunting, cattle, and farming leases. Lease hunters managed the hunting operation, though the ranch itself provided all the harvest recommendations each season. The ranch has maintained a deer population of 1:20 acres with a buck-to-doe ratio ranging from 1:1 to 1:2 across the brush country, not including the farmland in this wildlife management strategy. The grazing operation supports an average stocking rate of one animal unit per 20-25 acres, utilizing a traditional rotational grazing system across twenty pastures.





The farmland, comprising 793± acres, has traditionally been used for dryland cotton and corn farming. However, the older irrigation infrastructure for a pivot system could be expanded is currently not in use. Additionally, the farmland is completely enclosed by net wire fencing.

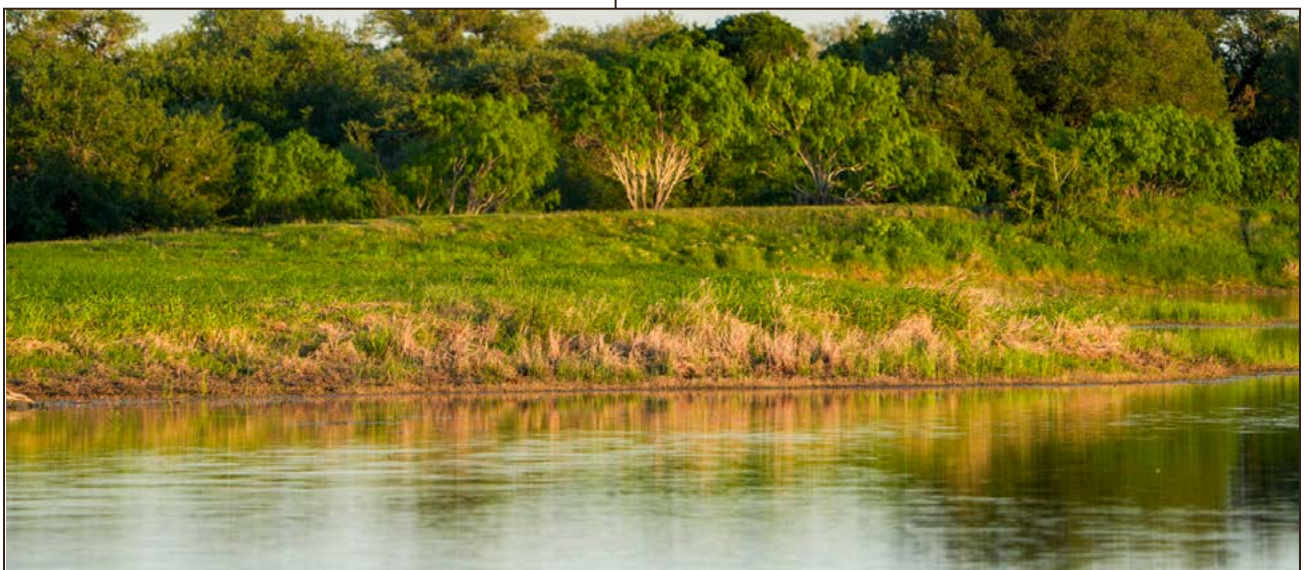




Water Resources



The ranch is considered very well-watered, featuring four water wells, eleven windmills, 29 troughs via an extensive pipeline system, and 23 ponds. Additionally, the property has two inoperable irrigation wells and three former pivot locations.



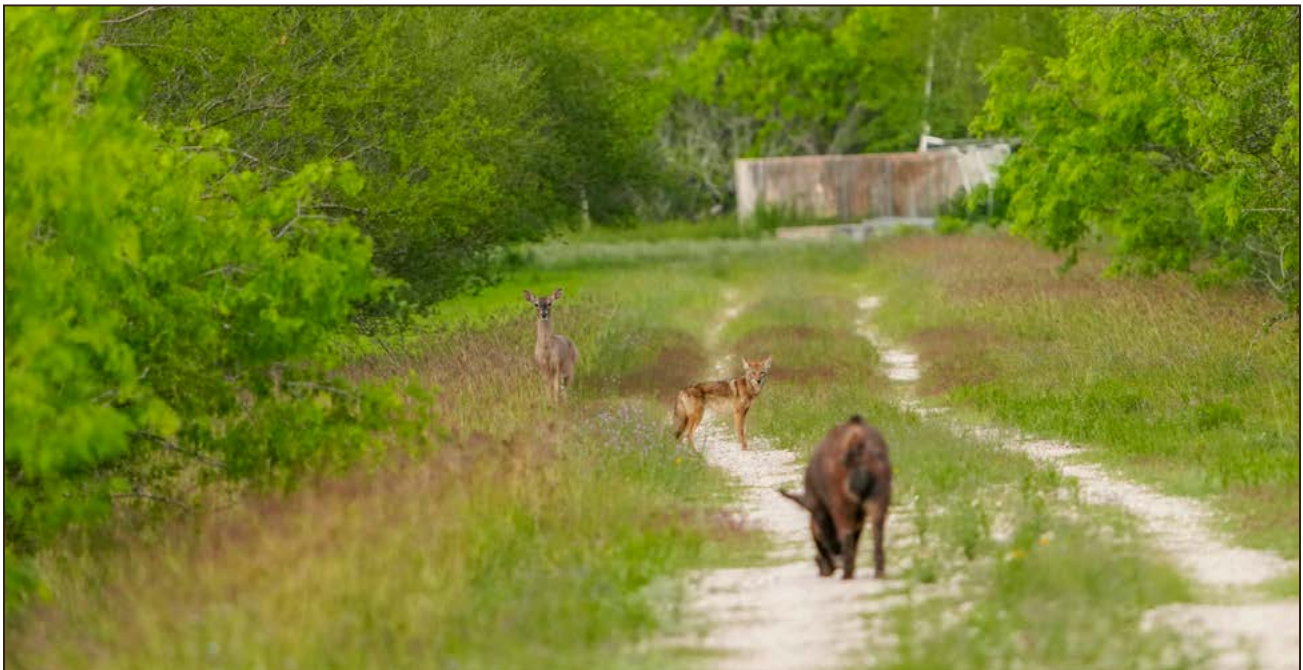




Recreational Considerations

Wildlife resources are abundant. The land boasts healthy numbers of quality whitetail deer, Rio Grande turkey, feral hogs, quail, dove, and duck, offering the enthusiast endless hours of enjoyment. The terrain and diversity of the flora and fauna contribute to excellent antler quality among this managed whitetail deer herd. Quality and key brush species and an extensive water system ensure that both game and livestock always have the resources they need to thrive. The property features approximately 6.35± miles of beautiful, meandering creek beds lined with mature live oaks, distinctively draped in Spanish moss, as well as bull mesquite trees. This allows for beautiful walks and excellent roosting spots for turkeys and endemic bird species.





The fishing resources are unknown, as no one has fished the ponds scattered throughout the property. Fishing resources could be explored and developed in conjunction with the existing recreation opportunities found at the ranch.

Mineral and Alternative Energy Rights

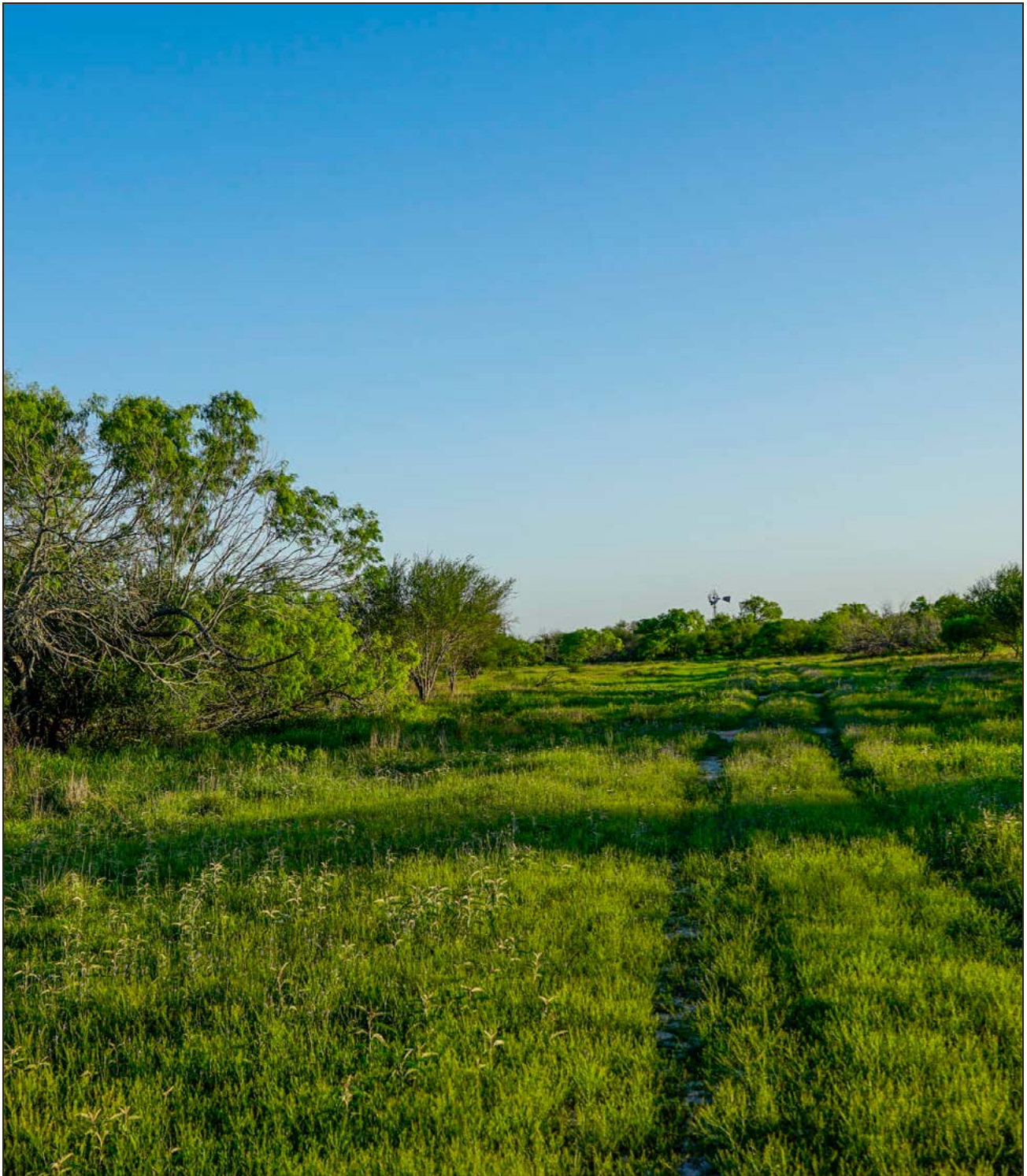
There are no minerals to be conveyed with the property, and currently, there are no active mineral leases. The seller believes it owns all water and wind rights to the property and will convey whatever rights the seller owns with the surface estate.

The O | W also offers the opportunity to generate wind income on the property, should a buyer wish to pursue this. The current landowner has been approached by wind energy companies on various occasions but has declined all proposals to leave negotiations open for the new owner.



Taxes

The annual estimated property taxes are \$6,450 based upon past years.



Broker Comments

The O | W Ranch is a rare and exceptional opportunity that seldom appears on the market, especially one of such magnitude in this region. This premier property stands out not only for its size but also for its quality and the multiple income-generating opportunities it offers. It is well-structured, beautifully manicured, and features functional improvements, arguably making it the finest offering available in the area in recent times.



Click on map above for link to Land id™ map of property.

Price

\$28,500,000

*When purchasing a property listed by Hall & Hall, a Buyer's Broker, if applicable, must be identified on first contact by the potential purchaser, or the Buyer's Broker, and Buyer's Broker must be present at the initial showing of the property to participate in any real estate commission compensation paid at the successful closing as per the listing agreement between Hall & Hall and the Seller. If these conditions are not met, compensation, if any, will be at the sole discretion of the listing broker for Hall & Hall Partners, LLP.

*All square footage, acreage, and measurements are estimates based on simple measurements, appraisal district, or historical knowledge.

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Additional Services Offered by Hall and Hall

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer "Another Solution" to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's "Rolodex" of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#), [Alex Leamon](#) or [Brian McEntire](#) • (806) 698-6882



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

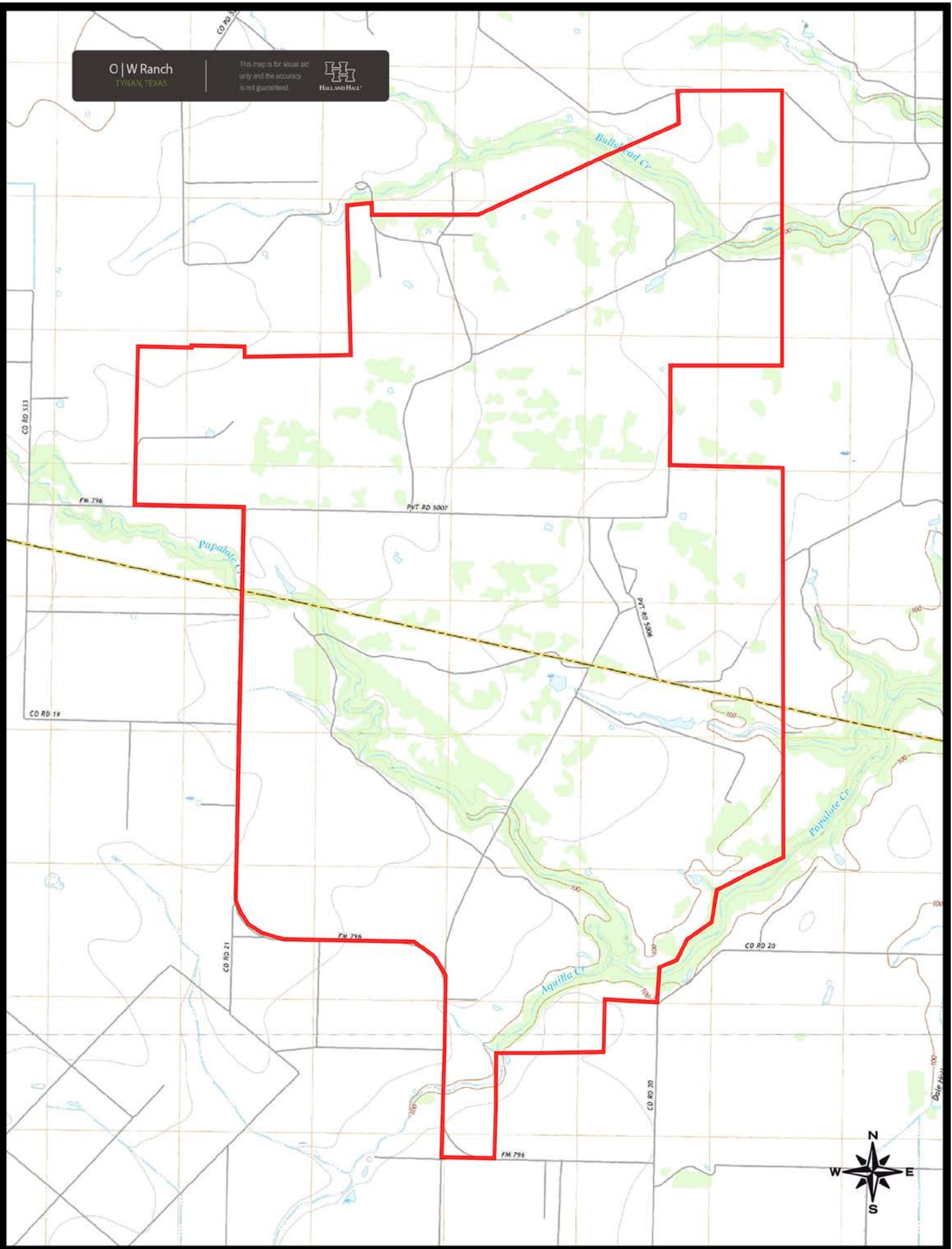
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Monte W. Lyons	588508	mlyons@hallandhall.com	806 438-0582
Broker Firm Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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