



4W Ranch

817 Hwy 59 S. George West, TX

887 Acres | \$5,100,250



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John Melnar

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Property Description

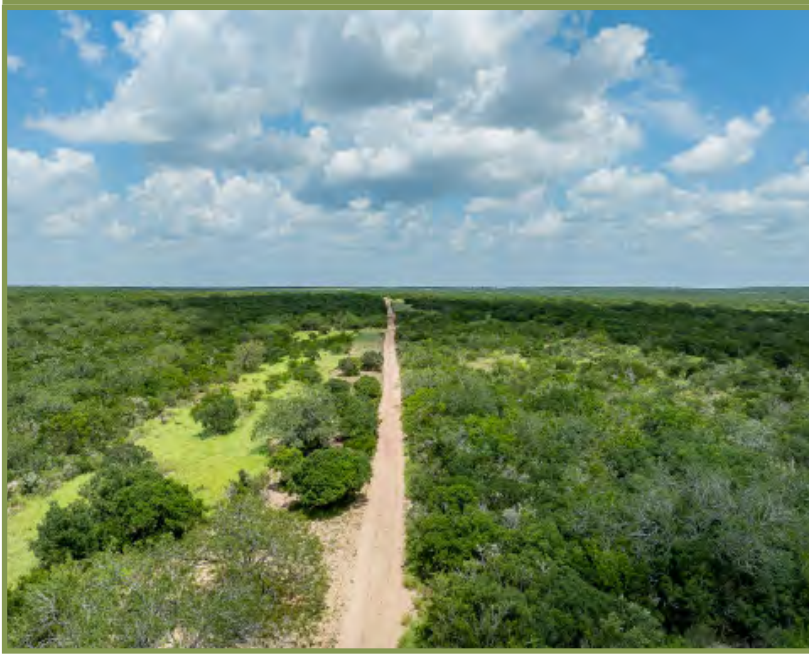
The ranch has phenomenal habitat for trophy whitetail and winged game birds with approximately 60% dense high protein brush and 40% old pastures with Mesquite and Buffelgrass. One can really appreciate the rolling topography while looking down numerous long wide senderos with 90 ft of elevation change. Two large drainages run through the property, including the Salt Branch Ramirena Creek with multiple locations for additional ponds or lakes that could be built. The 1 acre lake strategically located below the home is a magnet for Whitewing and Mourning Dove. The lake is stocked with Florida hybrid bass and bluegill. There is an additional quarter acre pond as well. Both are plumbed to the water system and can be supplemented as needed. There are two other small ponds that hold water in wet times. Since the ranch is lower in elevation than most of the surrounding area, it has deep fine sandy loam soils which can be very productive for both wildlife and livestock. There is a lease herd of approximately 20 cow/calf pairs on the property which have a limited impact on the ample grass.

The deer herd has been managed with a very selective harvest with emphasis on growing mature deer. There have been numerous trophies harvested over the years including a 180-net typical 12pt. In addition to the abundance of dove there is also a healthy population of Turkey and Bobwhite Quail making the ranch a classic South Texas hunting ranch. With some modest brush manipulation, the quail population could rapidly expand giving the average annual rainfall of 28 in. in the area.

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Improvements

The property is entirely high fenced in excellent condition. There are numerous internal pastures with low fencing in fair to poor condition.

Water is piped across the ranch into 10 cement troughs. The water well is in the 450 ft range and produces approximately 35-40 GPM.

The ranch has an intricate system of senderos, roads, and trails.

The ranch home is approximately 1200 sq.ft with 2 Bedrooms /1 Bath, an open concept living room and kitchen, limestone exterior, a standing seam metal roof, and scenic front porch overlooking the lake. There is also a 30 ft x 30 ft metal barn with a 50 ft apron on a slab. This covered area serves as the cleaning shed and vehicular parking. There are 7 blinds, 7 corn feeders, and 3 protein feeders.

The property is accessed from Hwy 59 via two deeded easements, no access easements through the ranch, see broker for details.

There are two active pipelines crossing the property.

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GRASSES

Bufflegrass with KR
Bluestem, Coastal
Bermuda, Threeawn,
Texas Grama, and
Buffalograss

BRUSH

Texas Kidneywood, Granjeno,
Guayacan, Coma, Brasil, Southwest
Bernardia, Blackbrush, Lime Prickly
Ash, Texas Persimmon, Hogplum,
Guajillo, Twisted Acacia, Littleleaf
Sumac, Desert Yaupon, Cenizo,
Whitebrush, Prickly Pear, Mesquite,
Hackberry, Spanish Dagger, and
Mountain Laurel

WILDLIFE

Whitetail Deer,
Dove, Turkey,
Bobwhite Quail

WATER

Well on property-
approx. 450 ft deep
producing 35-40
GPM

UTILITIES

Electricity and Septic on
property





SCAN HERE TO VIEW MORE OF
THE 4W RANCH

Location

Live Oak County

17 miles to George West, 35 miles to Alice, 60 miles to Corpus Christi, 100 miles to San Antonio, 150 miles to McAllen, 175 miles to Austin, and 215 miles to Houston. The Alice Airport (ALI) has a 5990' runway and full FBO services and is only 35 miles from the ranch.

Directions

From the intersection of Hwy 281 and Hwy 59 in George West, go south on Hwy 59 for 15.1 miles, easement road will be on right.

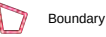
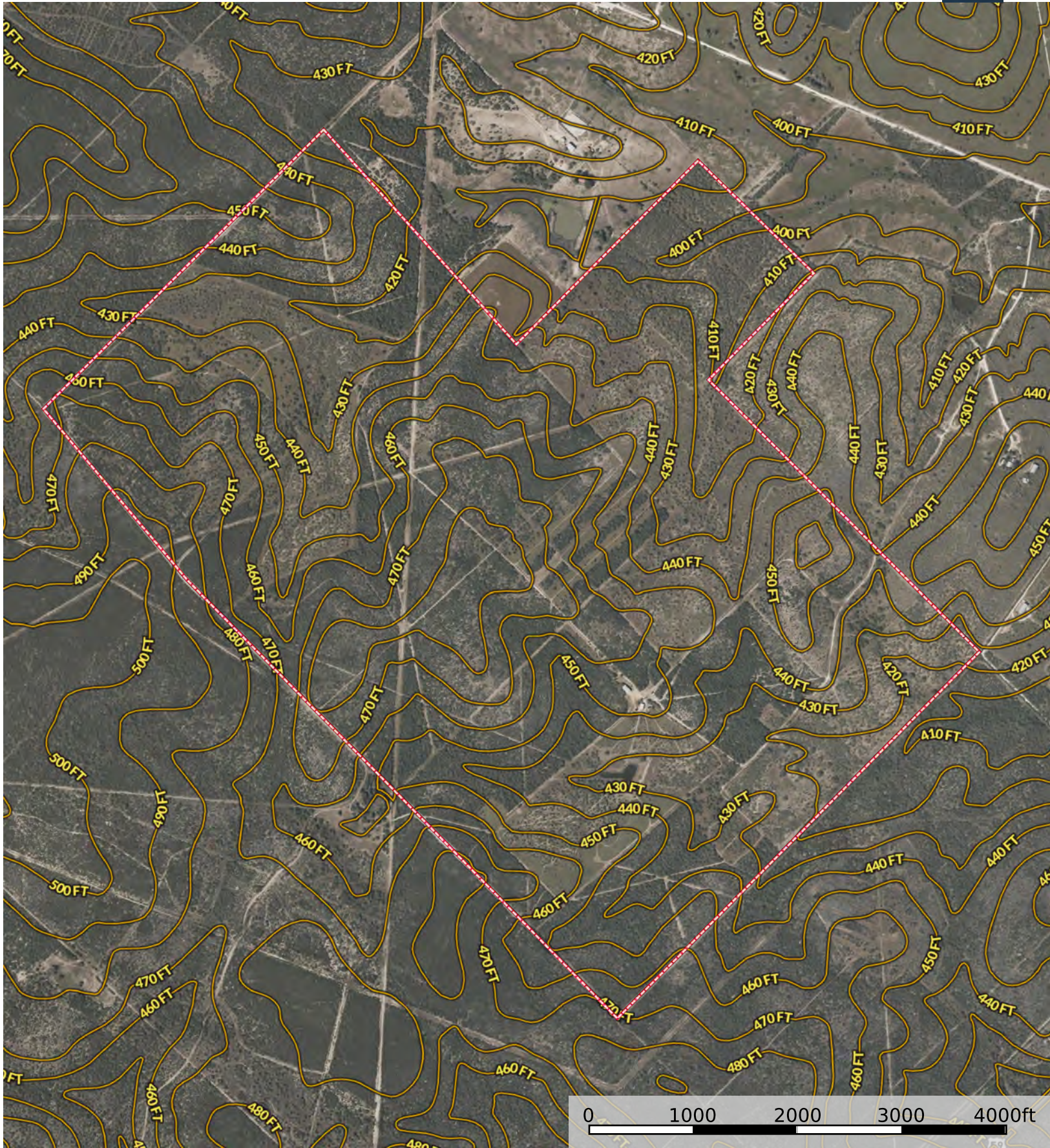
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 Boundary



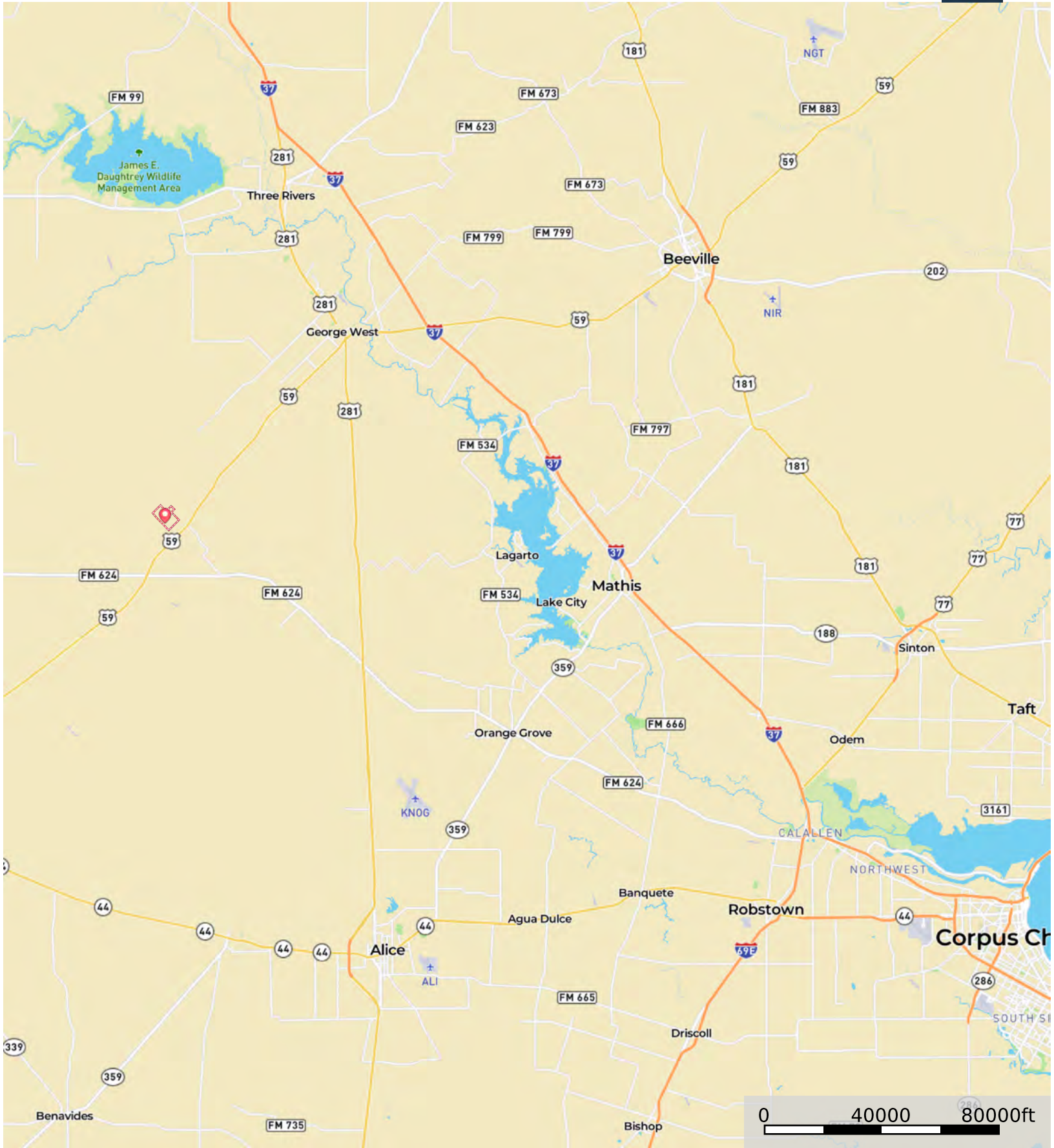
Boundary



→ Direction □ Boundary

817 Hwy 59 S. George West, TX 78022

Live Oak County, Texas, 887 AC +/-



Marker Boundary

