

Nueces River Ranch - San Patricio County



1870+/- acres



Offered for \$5,516,500
\$2,950 per acre



For More Information Contact
RANDALL MORRIS, Owner/Broker®
512-753-9470
JENNY FRISBIE, CCIM/Broker®
512-757-3723

This scenic live water ranch is a rare find for South Texas. It has three miles of diverse Nueces River frontage with rock and sand bottoms, shallow to deep holes, bluffs and also has controlled water flow below the Lake Corpus Christi dam. The beautiful river offers large trees and thick brush. The ranch terrain of 1870 acres is rolling hills covered in managed native brush and grass. There are 350 acres in farmland or food plots--great habitat for game and good wing hunting. The property has three water wells, of which two are irrigation wells which could supply water for a lake. There are several ponds throughout the ranch. The ranch can run 200-500 head of cattle and has one set of pens. There is also electricity on the ranch. The spring is a wonderful surprise, as springs are rare in the area. Beautiful trees and woods surround the flowing spring. It is truly a sportsman's paradise or cattleman's dream. But if this is not enough recreation, Lake Corpus Christi is ten minutes away. The ranch offers good access from two paved county roads and is only thirty minutes from Corpus Christi off Interstate 37 or three hours from Houston.



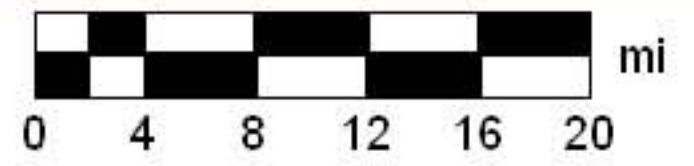
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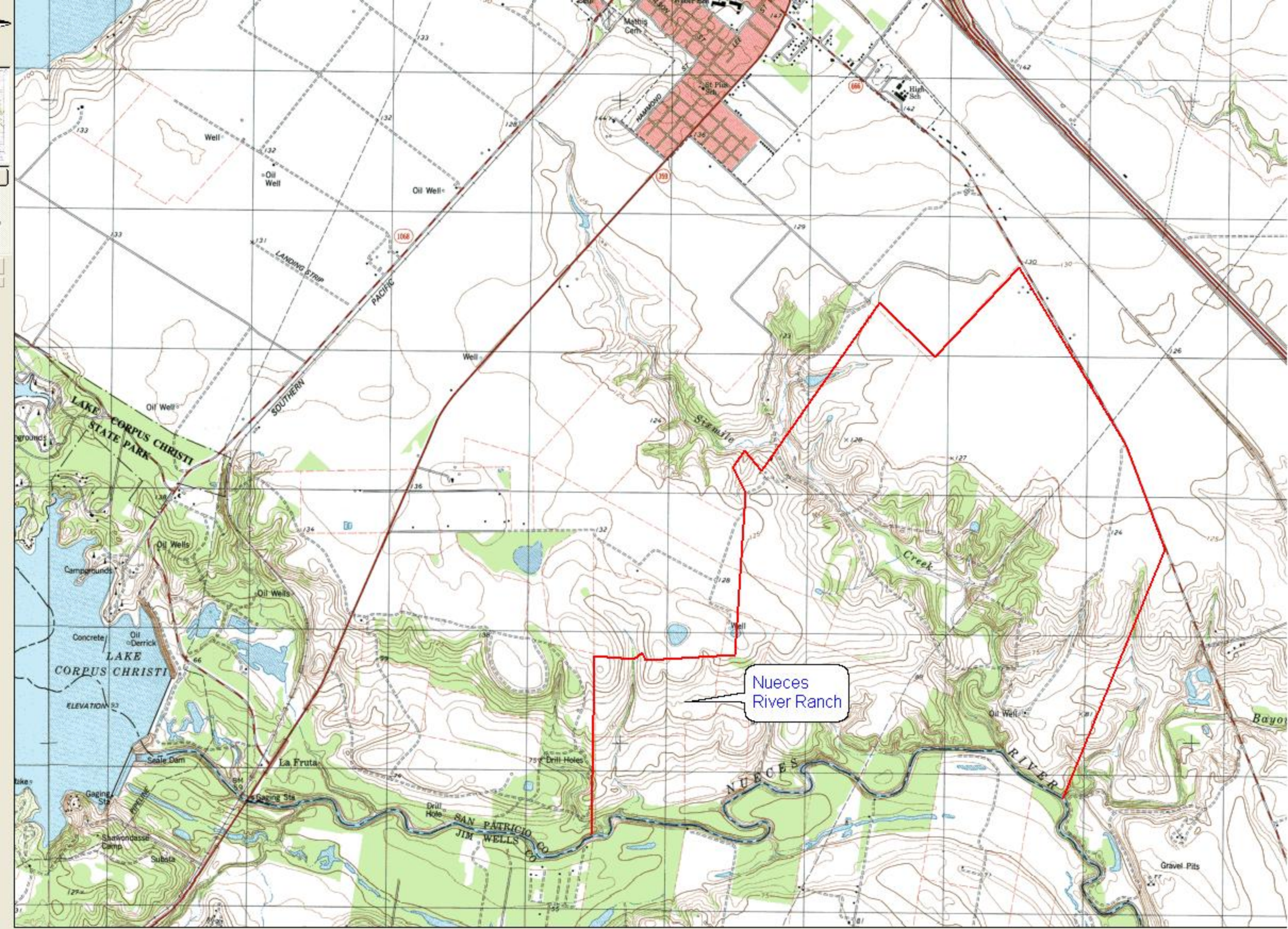
www.delorme.com



MN (5.0° E)



Data Zoom 8-0



Nueces River Ranch



COUNTY ROAD 1030
(CALIF. C.R. 1030)

NUCES RIVER

SAKAMONTO COUNTY

WELLS COUNTY

NUCES RIVER

F. M. HIGHWAY 608