



CHICOLETE CREEK RANCH

2,040 Acres in Jackson County



Matt Mann, Broker

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LOCATION

This ranch is located only 1.5 hours south of Houston, 9 miles NW of Edna in Jackson County, TX. The ranch has $\frac{3}{4}$ mile frontage on County Road 128. This County Road is an all-weather gravel road, and dead ends at a corner of the property.



VEGETATION

The ranch is covered in hundreds of beautiful, huge live oaks, giving some parts of the ranch a park-like appearance. There are also many big pecan and elm trees along the Chicolete Creek. The native brush is typical of the Texas coastal plains, including post oaks and yaupon.

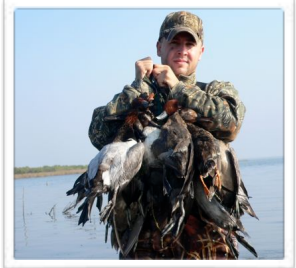
TERRAIN

The terrain is extremely diverse, ranging from bottomlands to gently rolling hills. The Chicolete Creek, a year-round, spring-fed creek, traverses through the ranch, providing excellent habitat for wildlife in the bottoms. The ranch primarily has sandy loam soils throughout, with darker soils in the lower areas.



HUNTING

With so much water and native woodlands, the ranch provides wonderful habitat to all kinds of wildlife. There are white-tail deer, turkey, hogs, quail, dove, ducks, and geese. This area is well-known for its duck and geese hunting in the winter months. Alligator Lake is on this property, and has good fishing.



WATER

There is approximately 2 $\frac{1}{2}$ miles of year-round, spring-fed Chicolete Creek frontage on both sides. The ranch also has over 200 acres of waterfowl lakes perfect for the duck hunter, and 3 other tanks ranging from 1 to 3 acres. Alligator Lake is on the property, outside of the high fence. The owners have treated it as a wildlife refuge and do not hunt it. The ranch lies over one of the most prolific aquifers in Texas, and neighboring ranches have irrigation wells that produce 2,000 GPM or more. There are 3 residential-sized water wells, one with an electric submersible pump, and one with a solar pump.



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IMPROVEMENTS

The interior and perimeter roads have been highly improved, allowing all parts of the ranch to be accessed. Electricity has been brought into the ranch. This ranch is completely high fenced with tight-lok galvanized fencing. There are 15 acres of high fenced deer breeder pens, consisting of 6 separate pens with 15 foot lanes in between, and an outer perimeter fence for extra security. Each pen is equipped with a 2,000 lb. Outback free-choice protein feeder and a water trough with piped water and a float system.

MINERALS: No minerals to convey, and there is no production on the ranch.

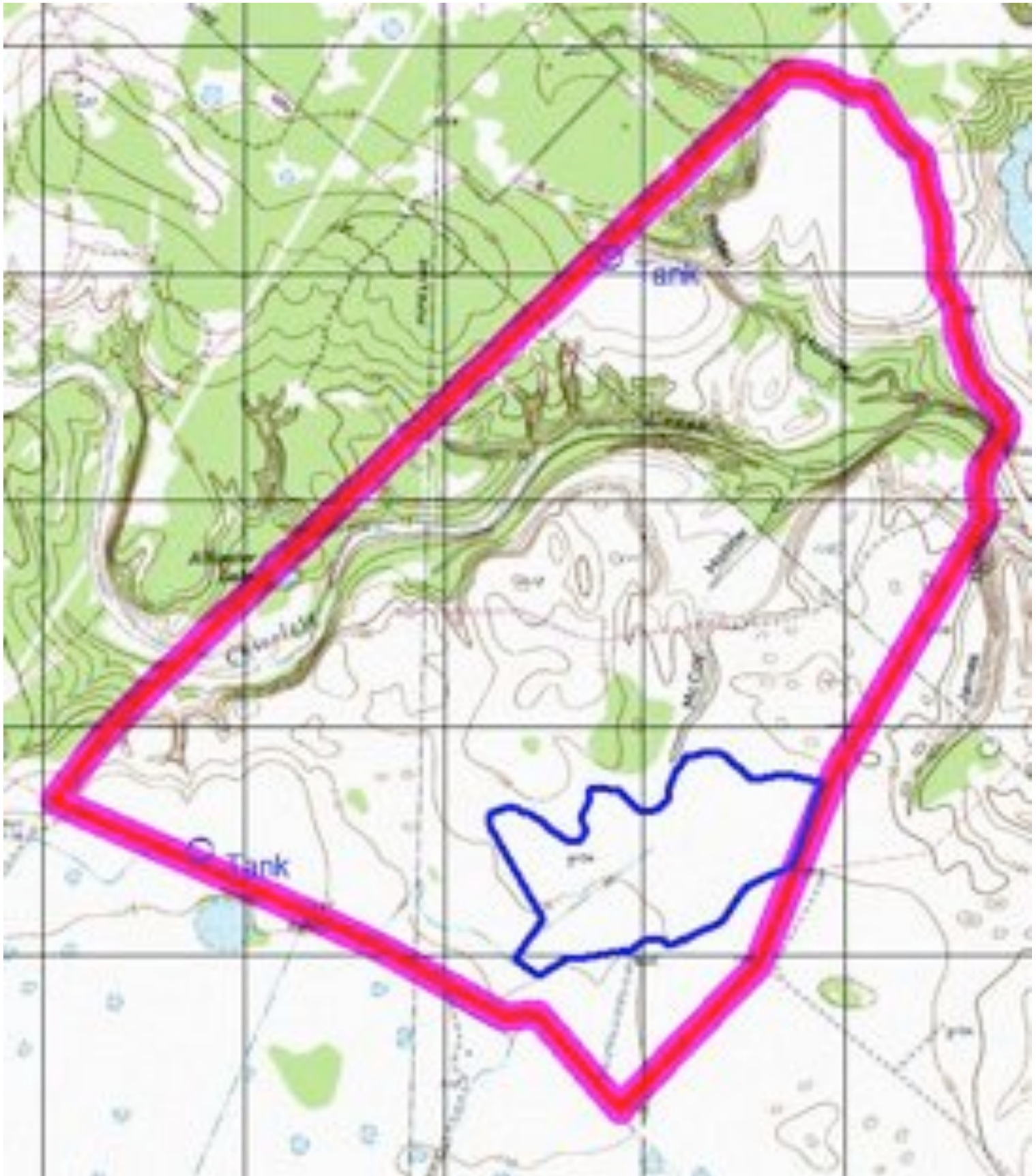
PRICE: \$3,500/acre. Cash at closing.

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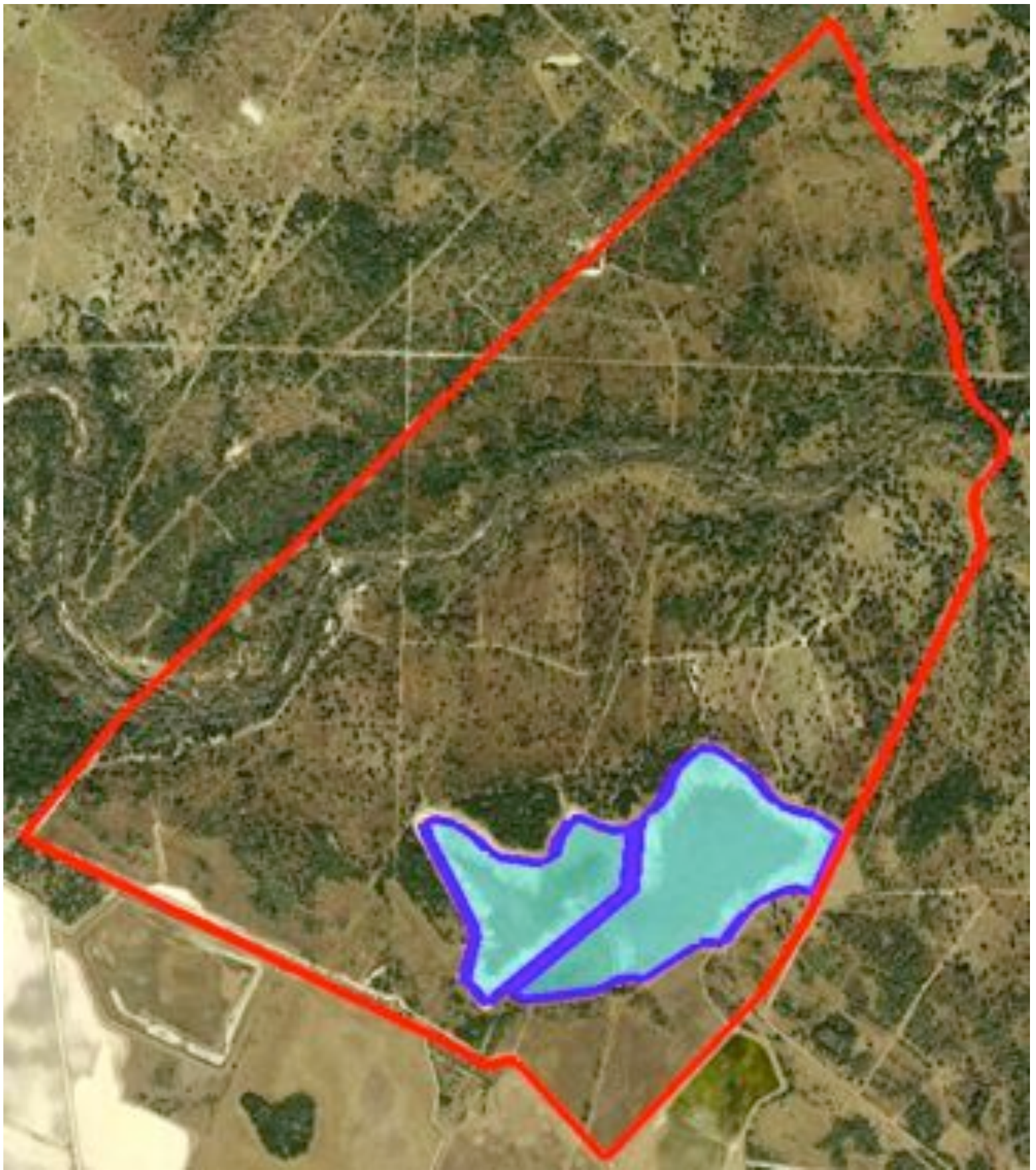


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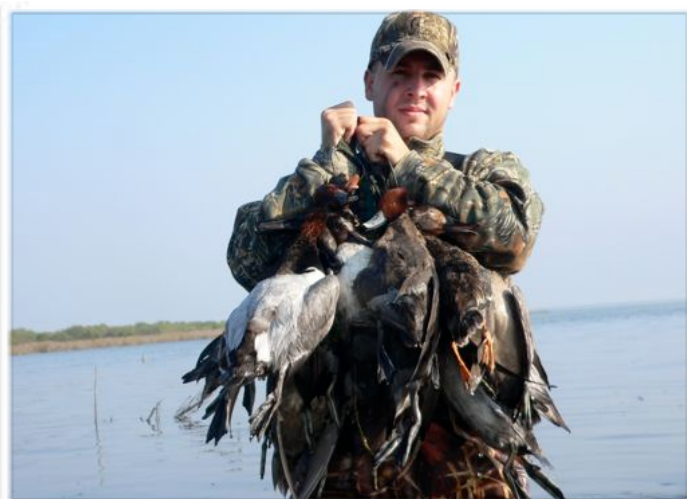
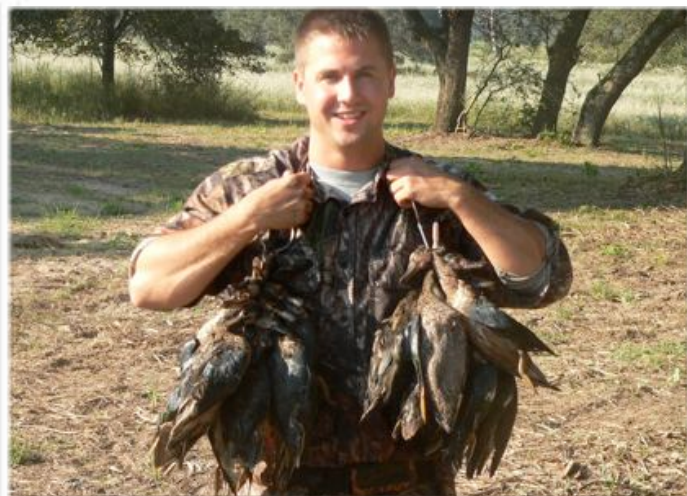
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Great Location Between Houston and Victoria

Convenient Access from Hwy 59

10 Minutes to Edna



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