



# KEMOSABE RANCH

1,568.51 Acres in Bee County

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## LOCATION

This 1,568.51 acre property is located in NW Bee County between Mineral and Beeville. This ranch has great access with 1.4 miles of frontage on FM paved Mineral Cemetery Road, and 1.5 miles of frontage on paved CR 109. It is a 2 mile drive to Mineral, a 12 mile drive to Beeville, and an 18 mile drive to Three Rivers.

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## TERRAIN

This ranch has sandy loam soils throughout, and has a great mixture of South Texas Brush Country and Central Texas Live Oak Country. The terrain is made up of gently rolling hills with elevation changes of up to 120 feet offering beautiful views, and several draws and creek bottoms traversing the ranch. There are giant live oaks, bull mesquites, and large hackberry trees scattered all over the ranch. Native brush species include: guajillo, granjeno, guayacon, black brush, prickly pear, coma, cat claw, lime prickly ash, mountain laurel, and Texas persimmon.



## HUNTING

This may be one of the best deer herds in all of South Texas. The ranch has been intensively managed for the past 6 years under MLD 3 Permit, and approximately 100 deer out of 200 + Boone and Crockett genetics have been released onto the ranch. Several deer in the 190's have been killed on the ranch. There is a quail house on the ranch, designed to house pen-raised quail all hunting season. The native quail population is outstanding, and there is a sizable turkey population, as well.



## WATER

There are 8 water wells, including 1 irrigation well that can produce 300 + GPM. This well has over 2 miles of buried 6 inch PVC run to several fields that it irrigates via a towable mini pivot system that is water driven and can irrigate 5 acres. There are over 8 miles of 1 inch PVC water lines throughout the ranch, providing water to the 10 concrete game water troughs (each equipped with a float system). There are 4 earthen tanks, one is stocked with hybrid bass and bluegill and has an electric aerator in the middle of the pond. Two of the four ponds have a water line run to it, to supplement the water level in dry times.

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# IMPROVEMENTS

## Main Lodge



Located on a beautiful home-site over-looking the ranch, sits a 6,000 SF custom built flagstone lodge, with standing-seam metal roof. The owner spared no expense building this home, with every detail being hand-picked. The home has 3 master bedrooms downstairs, each with king beds, each with built in flat-screen TV's, and each with their own master bathrooms. Upstairs, there are 4 bedrooms, each with 2 queen beds, and 2 Hollywood bathrooms. It has a gun room with 3 large built in gun safes. There is an exquisite great room complete with exposed beam rafters, eight-seat bar with a 42" flat-screen TV, and large dining room table, sofas, and recliners. There is also a custom kitchen with all the amenities. The house has a central Audio/Video control room, and wired speakers inside and outside. All furnishings, except for personal items, will convey with the sale. There are over 2,000 SF of outdoor porch areas, and outdoor kitchen. The yard is pristinely landscaped, and has a lawn irrigation system. Several gigantic live oaks in the yard are lit up at night, creating a beautiful entertainment setting.



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## Headquarters

- Custom flagstone swimming pool and hot tub with rock waterfall
- 2,000 SF Guest House, completely remodeled and furnished.
- 1,500 SF Foreman's House, completely remodeled and furnished
- 1,500 SF Man Cave, complete with overhead doors, porch, fire ring, flat-screen TV, wood burning stove, and stainless steel cooking equipment.
- 5,000 SF barn with 20 ft overhead doors, complete with 4 covered dog kennels plumbed with water off of south side
- 500 SF Ranch Manager's Office
- ¼ mile paved entrance with electric automatic gate and all paved headquarters
- Rifle shooting range
- Bow shooting range
- Five Stand Skeet Range, complete with 6 clay bird machines that throw 7 different targets, covered social area, gun rack, equipment closet, and free-standing bar and furniture.



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## RANCH IMPROVEMENTS



- Over 11 miles of galvanized perimeter high fencing
- Separate 360 acre high fenced pasture
- Horse Stalls
- Cattle pens
- Roping Arena, 150' X 300', complete with automatic chute, stripping chute, return alley, 2 large horse pens with run-in shed, concrete water troughs, covered concrete wash area with rubber mats, and a 3-acre grazing trap. Entire arena is well lit with twelve 1500 Watt "sports lighter" fixtures on 40' poles.
- Quail Barn
- Ten kennel covered dog facility, plumbed with water and 1 acre fenced dog run
- 12 executive deer blinds and bow stands
- Roller Chopping throughout the ranch to aerate soil and control brush
- 5 Food plots
- 68 Acre Coastal field for cutting hay
- Pivot system
- 6 High-fenced Whitetail breeder pens complete with piped water troughs with float system, including breeding stock, additional information on breeder deer will be provided upon request.



## MINERALS

The owner owns 60% of the minerals, royalties, and executive rights under 615.54 Acres, and 50% under 541.75 Acres, and will convey half of what he owns. There is some production on the ranch.



**PRICE:** \$8,500,000, or \$5,420/acre



The information contained herein was supplied by sources believed to be accurate. Provider makes no representation as to the accuracy of the information contained herein and therefore assumes no liability for accuracy thereof. All terms and conditions are subject to change without notice. Property is subject to removal from marketplace without notice.



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## Aerial View



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# Topo Map



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90 mi from San Antonio; 185 mi from Houston

80 mi from Corpus Christi; 12 mi from Beeville; 18 mi from Three Rivers

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