



LA GLORIA LAND CO

# ESCONDIDO CREEK RANCH

463 Acres in Karnes County

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## LOCATION

This 463 acre property is located in Central Karnes County 2.5 miles Northeast of Kenedy, TX. It has ½ mile of frontage on gravel CR 326. It is a 60-mile drive from San Antonio, TX.

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## TERRAIN

The ranch has 1 mile of beautiful Escondido Creek frontage, offering interesting elevation changes, along with huge Live Oaks lining the creek bottom. There are some gorgeous views, with over 110 feet of elevation changes. The terrain ranges from fertile dark soils in the bottomlands to gently rolling hills of sandy loam soils. The ranch is covered in live oak, mesquite, hackberry, cedar elm, and other South Texas native brush, along with healthy native grasses and improved grasses in one pasture. The property has been strategically cleared in some spots for hunting and grazing, and there is a 60 acre field perfect for a potential food plot for wildlife.



## HUNTING

There are deer, turkey, hogs, quail, doves, and varmints.



## WATER

There are 2 water wells, which provide water via underground pipelines to 2 thirty-foot concrete water troughs and the headquarters. There is potential for a large lake site in the creek bottom. The property has 1 earthen pond.

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## IMPROVEMENTS



Located near the center of the ranch, sits the headquarters, consisting of a mobile home, barn, storage building, and cattle pens. The mobile home is approximately 1,200 square feet and has 3 bedrooms and 2 full bathrooms. The barn, constructed in 2011, is a 2,400 square foot steel building, engineered and fully insulated, with two 14 ft electric roll up doors. The barn has an additional 2,400 square feet of overhangs, totaling 4,800 square feet of concrete slab. The cattle pens are in good condition. The ranch's interior and boundary fencing are in excellent condition. The ranch is cross-fenced into 3 pastures to allow for rotational grazing.

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## MINERALS

Surface sale only. There are 3 O&G pad sites near the County Road.

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**PRICE:** \$4,100/acre. Cash at Closing.

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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



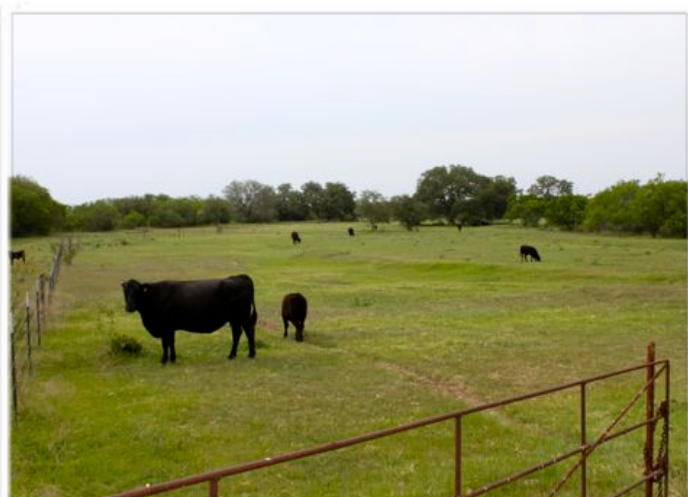
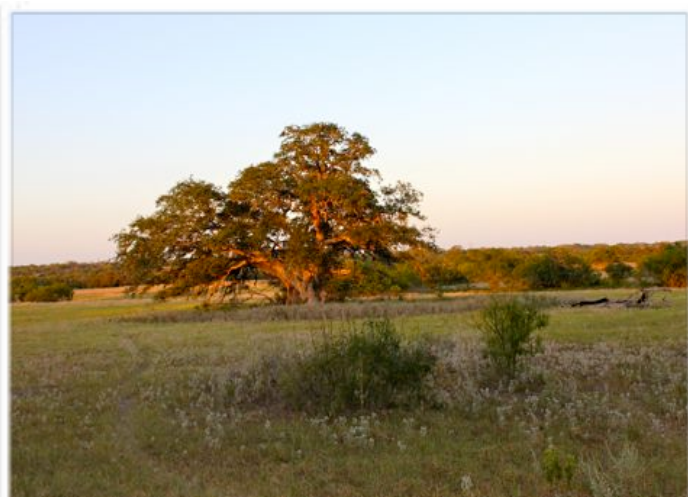
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# 2.5 Mile Drive North of Kenedy, TX 60 Mile Drive from San Antonio, TX

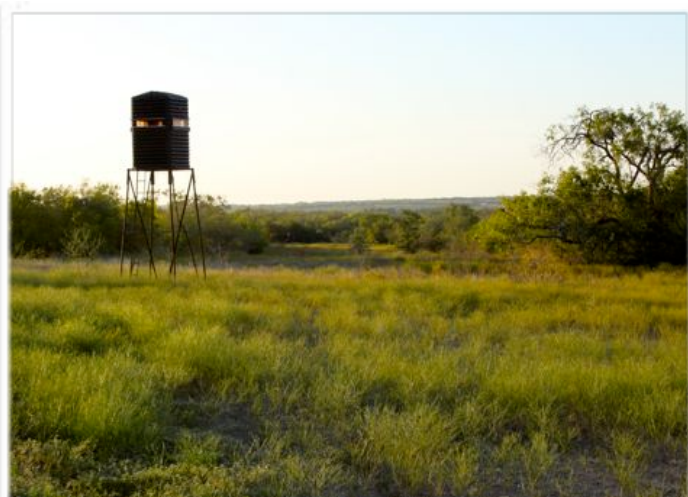
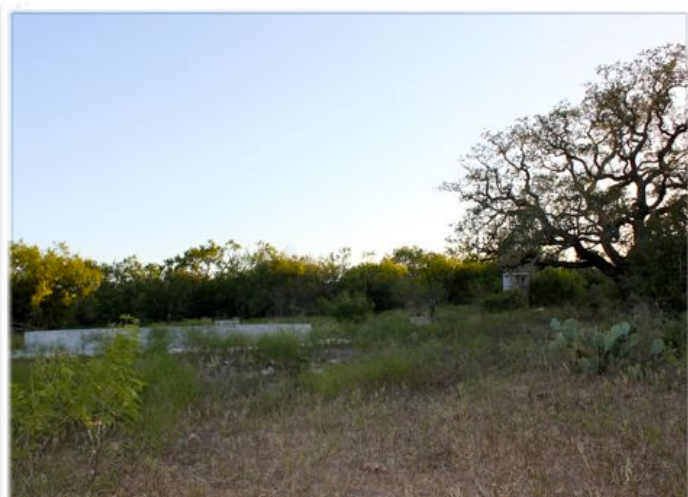
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