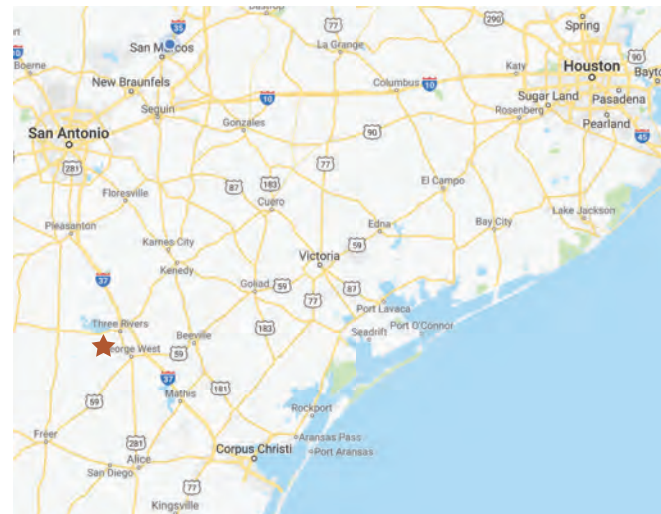


LANTANA HILLS RANCH

Live Oak County, TX
4,216 Acres



LA GLORIA LAND CO.



LOCATION

This 4,216.61 acre property is located on Hwy 281, 5 miles North of George West and 5 miles South of Three Rivers, both thriving South Texas towns. The property has 3,300 feet of frontage on Hwy 281 and 1,600 feet of frontage on CR 443. There are large neighbors on all sides. It is a 210 mile drive from Houston, a 75 mile drive from San Antonio, and a 65 mile drive from Corpus Christi. Choke Canyon Lake, which has some of the best bass fishing in Texas, is only a 10 mile drive from the front gate of the ranch. Live Oak County airport is 2 miles from the ranch gate, with a lighted 3,800 ft runway.



Situated in the hilly area of the Nueces River valley between San Antonio and Corpus Christi, Lantana Hills Ranch awaits a new land steward. Truly a legacy property, the ranch has been meticulously groomed to become some of the most conveniently located native quail country in the state, as well as one of the finest deer hunting ranches available in South Texas today. The ranch is highly improved, being set up for entertaining large groups, with all kinds of activities in mind. With ample amounts of surface and underground water, Lantana Hills Ranch is loaded with 200" B&C deer, tons of turkey and quail, and some of the best dove hunting in the area. Rolling hills, creek bottoms, bull mesquites, irrigated fields, and deep loamy soils, within an hour of San Antonio make this ranch a rare find.



TERRAIN

An exceptional representative of South Texas Brush Country, nearly 90% of the ranch has productive, deep, dark sandy loam soils, with the remainder being gravelly hills. The terrain is made up of rolling hills with elevation changes of up to 100 feet offering beautiful views. There are bull mesquite and hackberry scattered all over the ranch, with occasional big live oaks along the creek bottoms. Native brush species include: guajillo, granjeno, guayacan, black brush, prickly pear, coma, cat claw, lime prickly ash, mountain laurel, and Texas persimmon. The brush does not get any better than this in South Texas. The seasonal Salt Branch Creek traverses the ranch for 2.5 miles, along with several miles of numerous creek drainages, providing interesting topography, incredible drainage, and wildlife habitat. Live Oak County is blessed with an average rainfall of 27 inches per year.



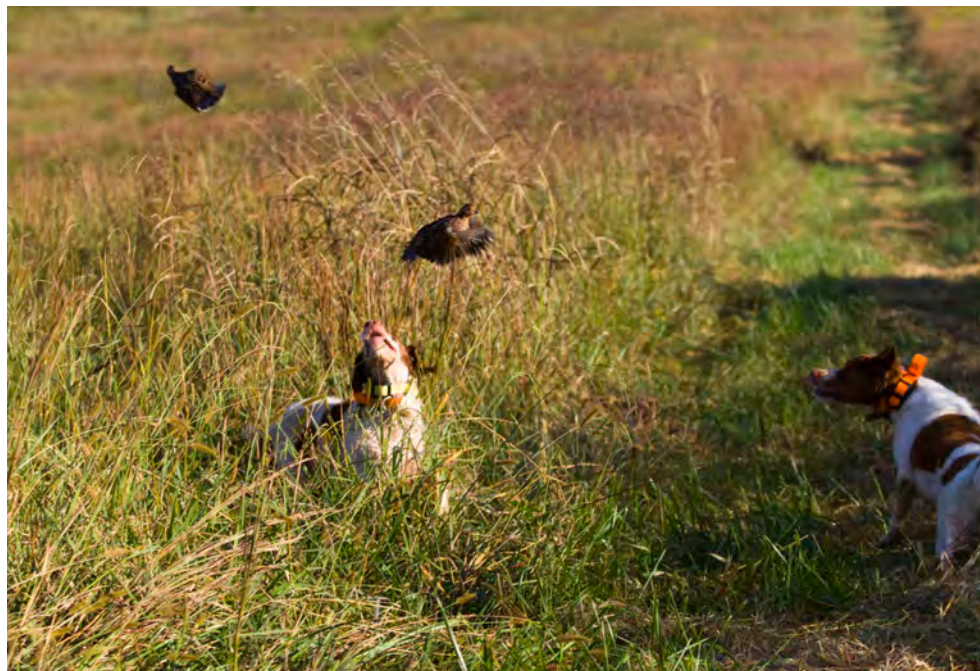


HUNTING

The property was high game fenced in 2005, and after 14 years of heavy game management and deer breeding operations, the ranch is consistently producing trophy bucks that score between 200 and 250 Boone and Crockett. There are five 5-acre DMP pens on the property, which are utilized each year to enhance the genetics of the deer herd. The pedigree of every deer on the ranch can be traced back to well known typical-framed breeder bucks such as Bambi 727, Gladiator, Gladiator Sunset, Bambi Cactus, Sunset Express, El Macho, 2 Wide, Monarch, 2028, 2021, Big Stitch, and Express. The ranch has never been commercially hunted, but there is potential for consistent harvest values of \$300,000 per year without changing the current program. The ranch has a high fence dividing it into 2 pastures. In the South pasture, there is also a herd of 9 nilgai.

There is a thriving population of quail and turkey on the ranch. During the past several quail seasons, it was not unusual to see 15-20 coveys of quail in a morning of hunting over dogs. The quail habitat on the ranch has been acutely managed with brush clearing, aerating, controlled burning, and predator control in order to create a sustainable quail population that reproduces large numbers year in and year out. The dove hunting is second to none in this area. Scattered throughout the ranch, there are 10 cultivated food plots, totaling 70 + acres, each of these has been planted in brown top millet, maize, and sunflowers for the past 14 years, creating a major flyway for doves.





WATER

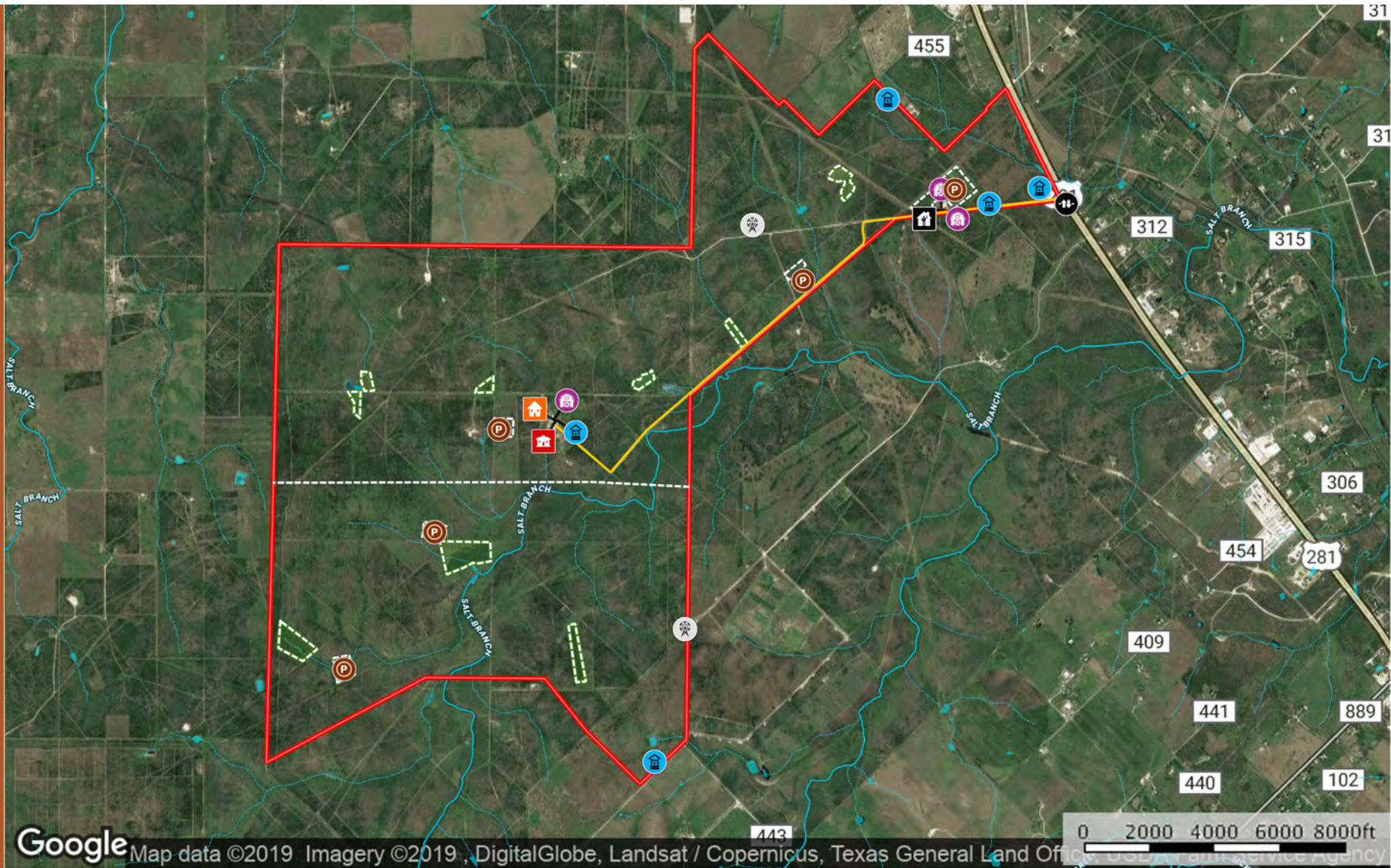
This property has incredible surface water and underground water. There are 9 ponds, ranging from 1/4 acre to 3 acres in size. There are 7 water wells, 4 equipped with an electric submersible pump, 2 with windmills, and 1 capped well capable of producing 200 GPM with 3-phase electricity nearby. Located in area of the county where underground irrigation water can be found, there is potential for a 300+ GPM well, as neighboring properties have high capacity water wells and irrigate with pivot systems.

The ranch has an extensive water delivery system, made up of 20+ miles of buried 1", 2", and 4" PVC water lines, which supply water to 35 concrete low profile quail watering stations, 10 concrete water troughs, 2 reel system irrigated food plots, and the 9 ponds.



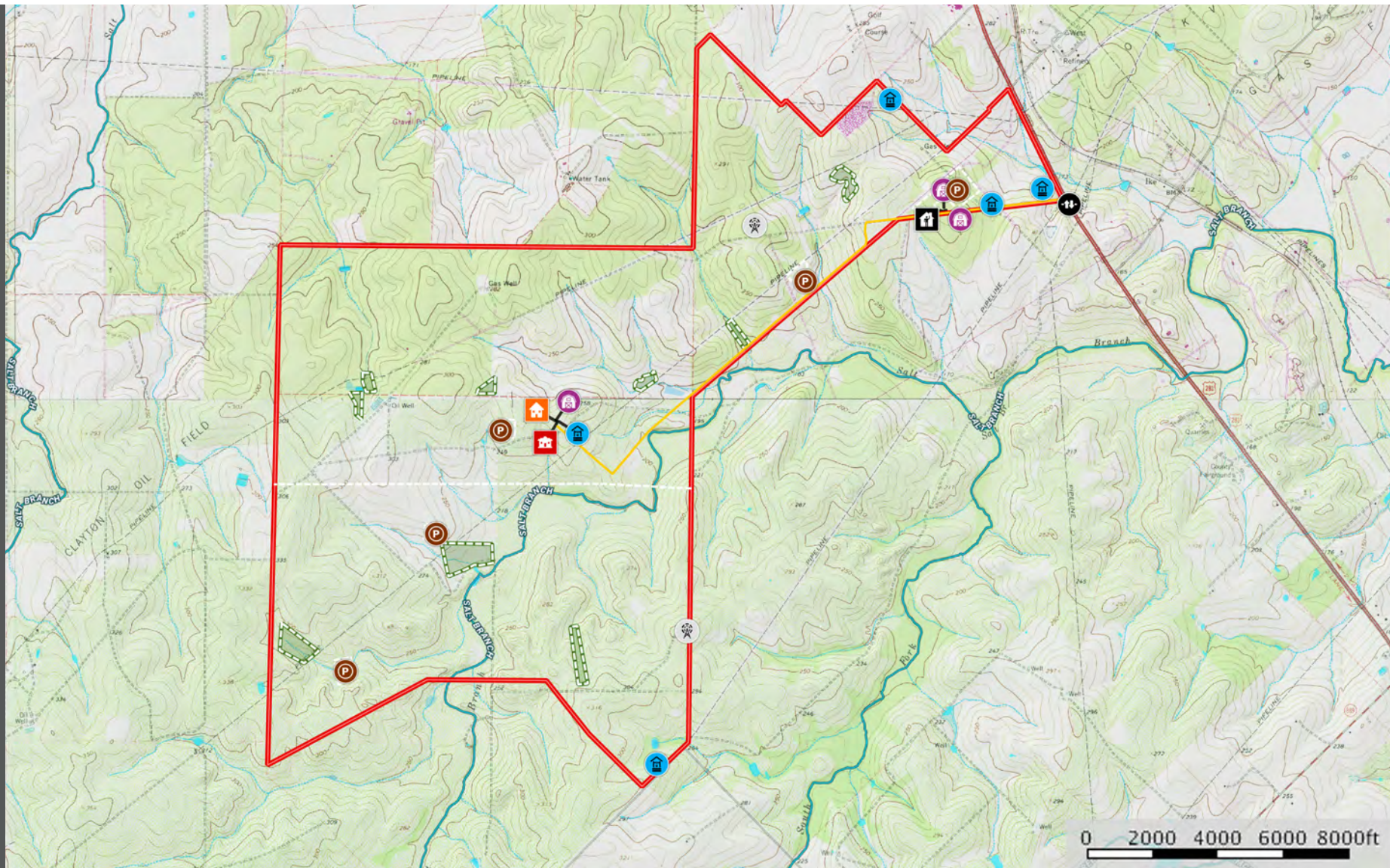


AERIAL MAP



- | | | | | | |
|-----------|----------|--------------|----------------------|-----------------|------------|
| Pens | Windmill | Barn | Well | Foreman's House | Main House |
| Food Plot | Boundary | Pond / Tank | Stream, Intermittent | River/Creek | Water Body |
| House | Gate | Primary Road | Fence | | |

TOPO MAP



Pens	Windmill	Barn	Well	Foreman's House	Main House
Food Plot	Boundary	Pond / Tank	Stream, Intermittent	River/Creek	Water Body
House	Gate	Primary Road	Fence		



MAIN LODGE

Enter the property through the set back electric gate, and proceed down the 3 mile ultra smooth private all-weather caliche road to the headquarters, which is perched on a hill over looking the 3 acre lake. This offers 360 degree views for miles and is surrounded by old growth bull mesquites.





Completed in 2018, the impressive Main Lodge is truly a masterpiece for entertaining. Uniquely built, it consists of 7,000 sq. ft. of living space and 3,000 sq. ft. of covered porches, timber frame construction, standing seam steel roofing, a 20 ft. vaulted ceiling, 4 wood-burning fireplaces, 2 master suites, and custom finishes using an assortment of materials. To name a few of the features perfect for entertaining guests, this lodge has a large walk in climate controlled wine cellar and tasting room, a cigar room complete with beer taps, and a gourmet kitchen with a wood-fired pizza oven and commercial grade appliances. For outdoor fun, there are 2 outdoor kitchens, a custom bocce ball court, a built in gas fire pit, an infinity edge swimming pool, and a cascading man-made stream which melds the entire compound into the natural landscape. There is also a covered parking and storage building nearby.



GUEST LODGE

Situated near the Main Lodge, sits a 50" X 100" custom steel barndominium, completed in 2012. It has 4,500 sq. ft. of living space, with 5 bedrooms, 6.5 bathrooms, an extra large great room with a custom kitchen, second living area, and large mudroom/storage room. There is an additional 2500 square foot barn area, complete with a walk in cooler, game cleaning stations, outdoor bar with beer taps, 20 foot roll up doors, commercial ice machine, large flat screen TV's, and a giant Big Ass Fan.



FOREMAN'S HOUSE

Foreman's House: Constructed in 2012, the guest house is 1,500 sf, with 3 bedrooms, and 2 full baths. It has a pier and beam foundation with a limestone skirt, rough cedar siding, and 2 covered porches.



OTHER

Located near the Foreman's house is a 3,000 sf equipment barn, with an adjacent 15-ton overhead feed storage bin, and fuel tanks. There is a 2,000 sf deer handling facility with 10 tons of A/C and numerous chutes and alleyways, leading to 20 acres of breeder pens and grow-out pens. The property is high game fenced with galvanized tight-lock fencing. There are 5 high fenced DMP pens, each 5 acres in size. There are 30 executive hunting blinds, 30 free choice Outback protein feeders, and numerous Outback corn spin feeders. The following equipment will convey with the sale: 2 John Deere tractors, Terex backhoe, F350 ranch truck, shredders, disc, planters, and feed trailer. Some furnishings will convey with the sale.

MINERALS

The owner does not own any minerals. There are 2 producing gas wells on the ranch.

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.



A landscape photograph showing a field of orange flowers in the foreground, green bushes and trees in the middle ground, and a clear blue sky in the background. The text is overlaid on the right side of the image.

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