Navidad River Ranch
462± ACRES | JACKSON COUNTY, TEXAS

Texas Ranch Sales, LLC
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TexasRanchSalesLLC.com
1.25± miles of river frontage
1± acre lake
Excellent grazing
Improved grasses
3 wells
County road frontage
Low-fenced
Abundant native game
The Navidad River Ranch in Jackson County is for sale. It is located approximately 17 miles North of Edna and 31 Miles East of Yoakum with access off of County Road 285. This ranch is less than 1 hour from Victoria and about 2 from Austin, Houston, and San Antonio. Only an hour away is the popular fishing town of Port Lavaca.

Rich in history it was owned by the same family for several generations. Numerous trees including Oak, Elm, Ash, and Pecan trees throughout the ranch lush cattle pastures. Approximately 50 acres of the ranch is currently open pasture, with the remaining acreage managed for grazing. The native grass pastures have been managed for optimum growth providing grazing for livestock. These lush cattle pastures are shaded by majestic Oak, Elm and Pecan trees. Heavy native brush areas provide perfect coverage and forage for wildlife and excellent hunting.

Native wildlife is abundant on the ranch and includes Whitetail deer, dove, quail, and turkey. Bird watching on this ranch is amazing. This ranch offers sanctuary to a number of migratory birds and a stage for a multitude of texas songbirds.

The Navidad River Ranch has been used as the family’s cattle operation and leased for hunting in the past. The last several years the land has been at rest. Fencing on the ranch is in average condition. The cattle traps have new fencing. The northern boundary is not fenced.

Navidad River Ranch has three water wells and several ponds providing abundant water to the property. One of the three wells is on an electric pump. The remaining two wells currently have no pump but are configured to have compressed air hooked up to pump water. The Navidad River runs along the Eastern boundary of the property for 1.25±miles. There is a 1± acre lake, known as Alligator Lake, along with five other stock tanks spread across the property.

Minerals are negotiable.
Navidad River Ranch
Texas, AC +/-

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.
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Shown by appointment only with Texas Ranch Sales, LLC. Buyers brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Texas Ranch Sales, LLC.