

# WHITE OAK CREEK RANCH

740± ACRES | KERR COUNTY, TEXAS



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## Property Features

- Hunt, Texas
- Direct access on HWY 39
- 1/4± mile of South Fork Guadalupe River
- 1± mile of year-round White Oak Creek
- 1 solar water well
- Cypress trees lining the river & creek
- Incredible Hill Country views
- 100% game fenced ranch





## Property Information

### Location:

White Oak Ranch is for sale in the Texas Hill Country. This 740± acre live water and hunting ranch is located 15± minutes southwest of Hunt, Texas. Kerrville is 30± minutes away and San Antonio can be reached in under two hours. The ranch is accessed off Highway 39.

### Water:

Approximately a mile of White Oak Creek flows year-round through the ranch. Additionally, the South Fork Guadalupe River borders 7± acres that is detached from the main acreage. One solar water well provides water to the property.

### Land, Terrain, & Use:

Cypress trees line the creek and the river in several areas. Alternatively, mature Post Oaks, Live Oaks, and Wild Cherry can be found throughout the ranch. The majority of the cedar has been strategically cleared from the property. There are many building sites across the ranch, each offering stunning views of the water features and the surrounding Hill Country.

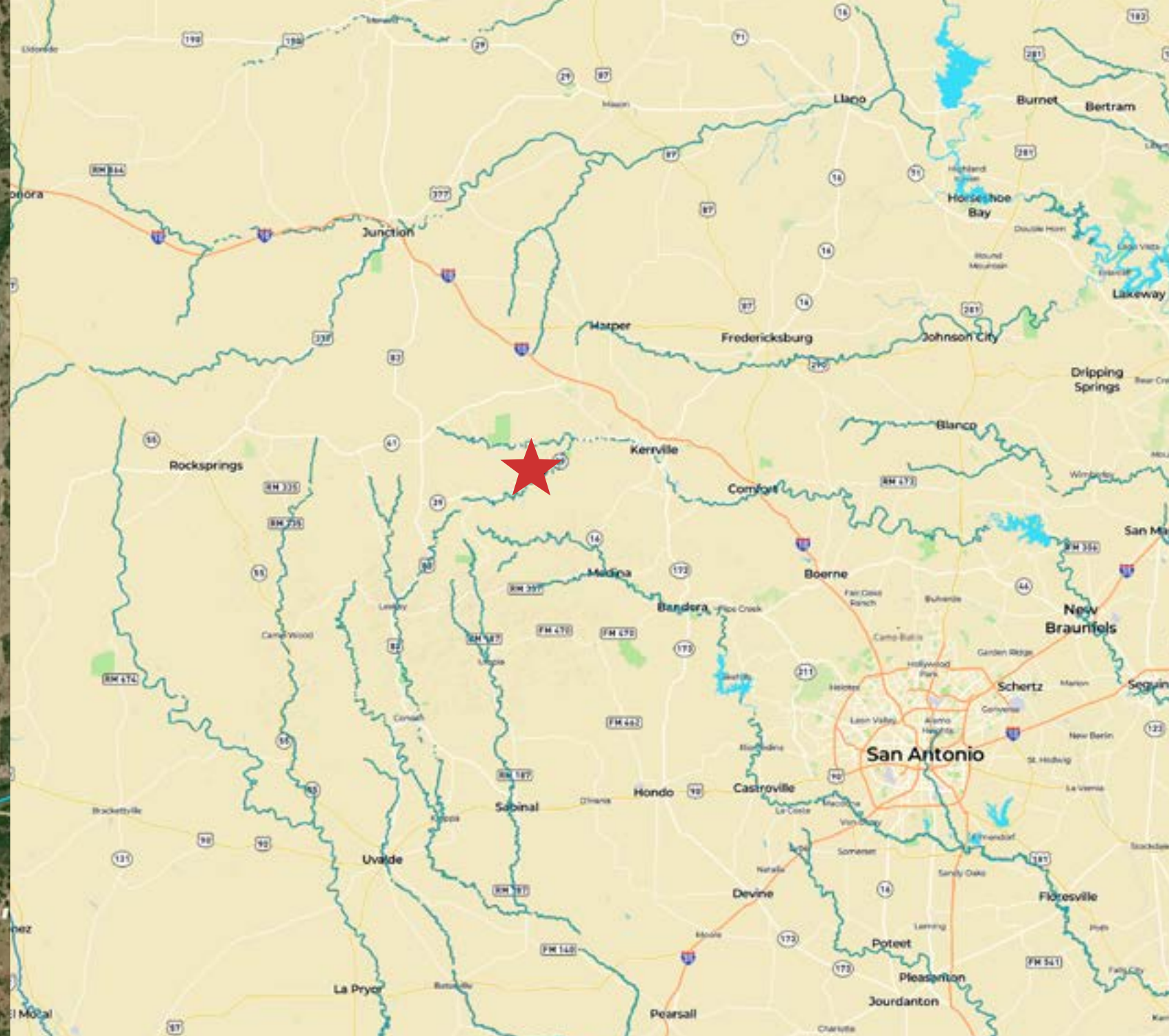
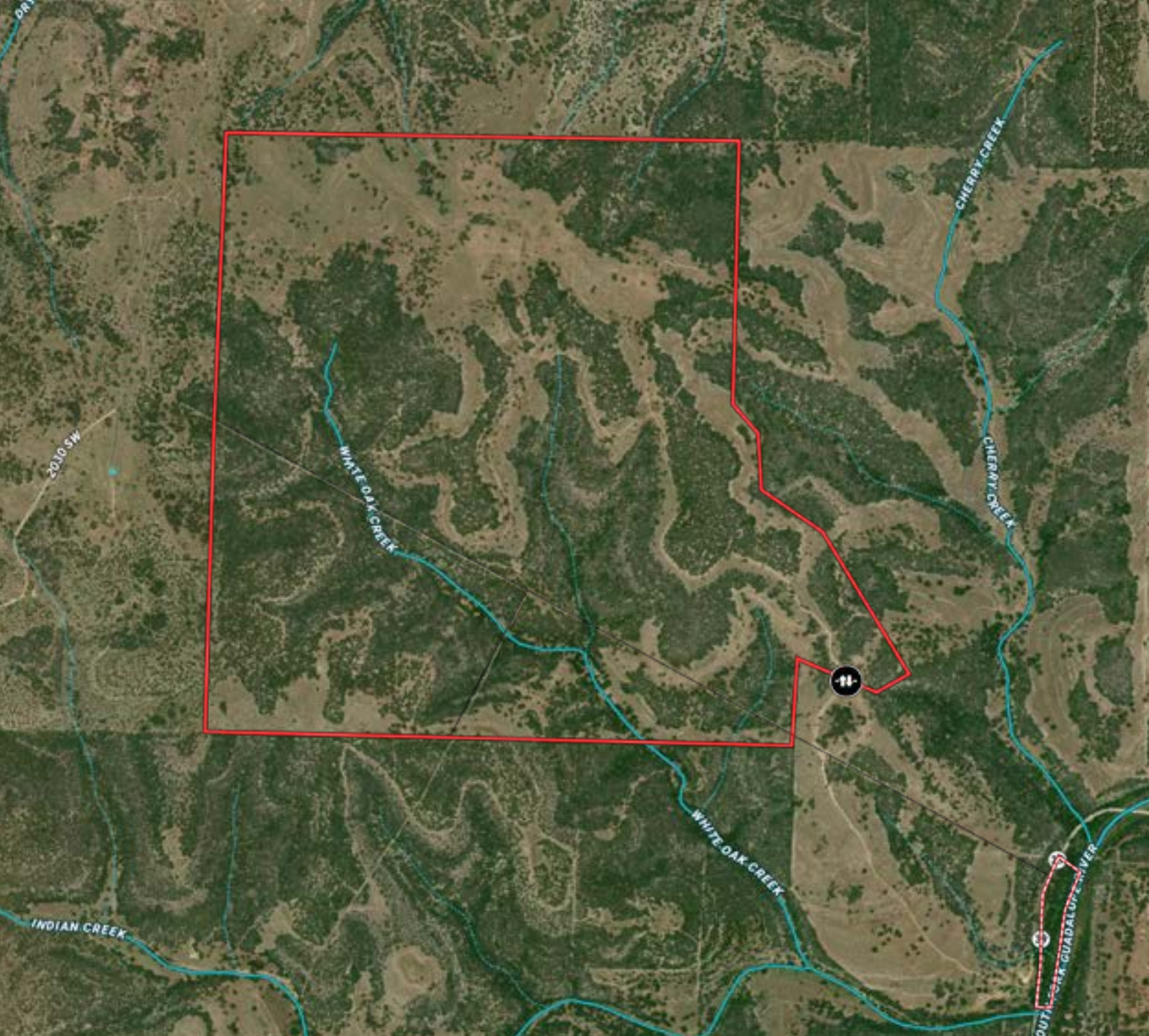
### Wildlife & Hunting:

There is abundant wildlife on the ranch including axis, whitetail, black buck, and turkey. The entire property is game-fenced and numerous hunting blinds and feeders are strategically placed throughout the property. Undoubtedly, the ranch is sure to facilitate unforgettable hunts from the first day..

### Remarks:

White Oak Creek Ranch offers an unbelievable opportunity to own the live water / hunting ranch that you have been dreaming of.

An additional 140± acre parcel is available to add to the 740 acres if one is so inclined. These 140± acres include ongoing improvements and can be purchased as-is or completed. Project plans & renderings are available upon request.



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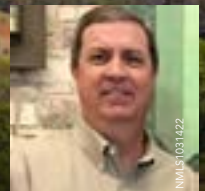
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