

ARANSAS RIVER RANCH

340± Acres | Refugio County, Texas



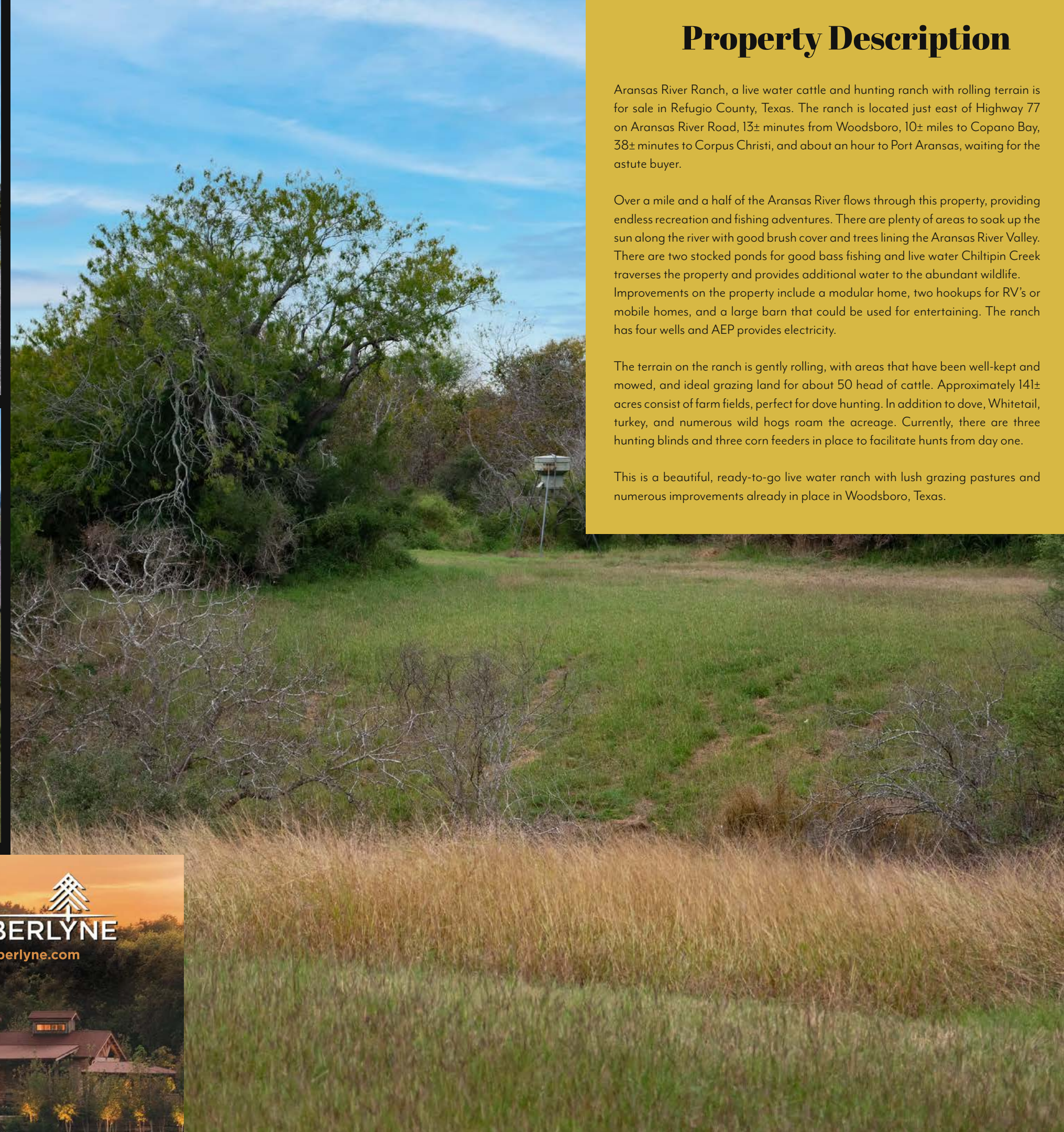
TEXAS RANCH SALES, LLC
830.741.8906
Info@TexasRanchSalesLLC.com
TexasRanchSalesLLC.com



Property Details

- 1.5± miles of Aransas River frontage
- Beautiful rolling terrain
- Modular home & 2 RV hookups
- Large barn for entertaining
- 4 wells & electricity
- 2 stocked bass fishing ponds
- Live water Chiltipin Creek
- Good grazing land & 141± acres of farm fields





Property Description

Aransas River Ranch, a live water cattle and hunting ranch with rolling terrain is for sale in Refugio County, Texas. The ranch is located just east of Highway 77 on Aransas River Road, 13± minutes from Woodsboro, 10± miles to Copano Bay, 38± minutes to Corpus Christi, and about an hour to Port Aransas, waiting for the astute buyer.

Over a mile and a half of the Aransas River flows through this property, providing endless recreation and fishing adventures. There are plenty of areas to soak up the sun along the river with good brush cover and trees lining the Aransas River Valley. There are two stocked ponds for good bass fishing and live water Chiltipin Creek traverses the property and provides additional water to the abundant wildlife. Improvements on the property include a modular home, two hookups for RV's or mobile homes, and a large barn that could be used for entertaining. The ranch has four wells and AEP provides electricity.

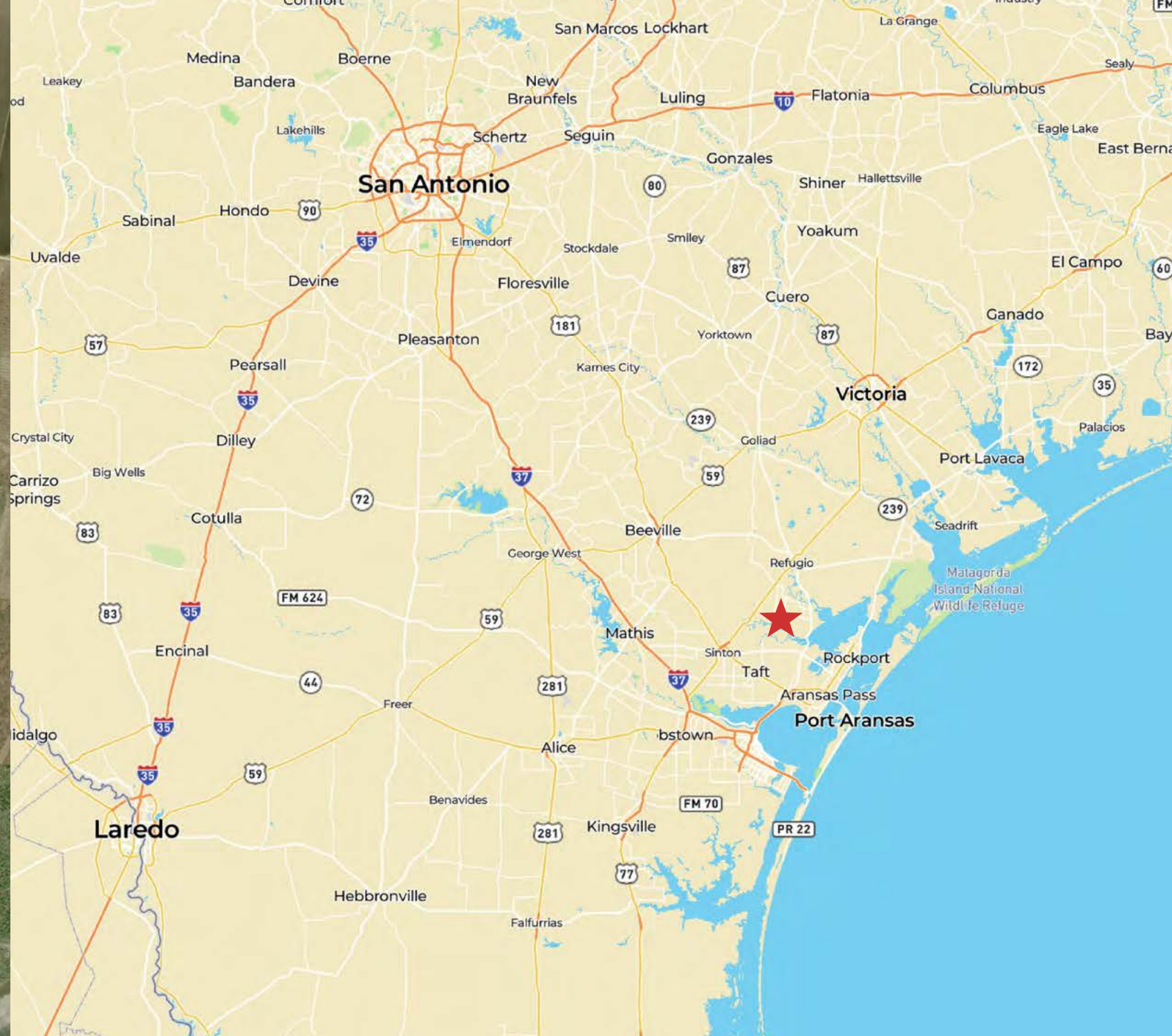
The terrain on the ranch is gently rolling, with areas that have been well-kept and mowed, and ideal grazing land for about 50 head of cattle. Approximately 141± acres consist of farm fields, perfect for dove hunting. In addition to dove, Whitetail, turkey, and numerous wild hogs roam the acreage. Currently, there are three hunting blinds and three corn feeders in place to facilitate hunts from day one.

This is a beautiful, ready-to-go live water ranch with lush grazing pastures and numerous improvements already in place in Woodsboro, Texas.



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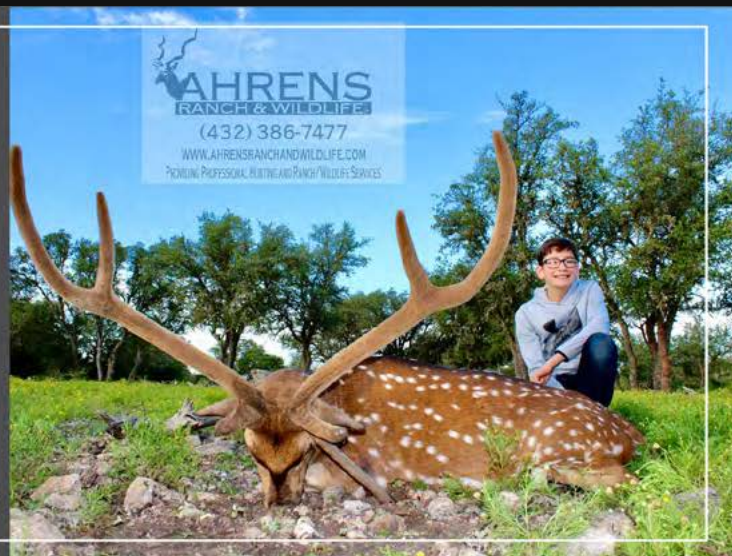
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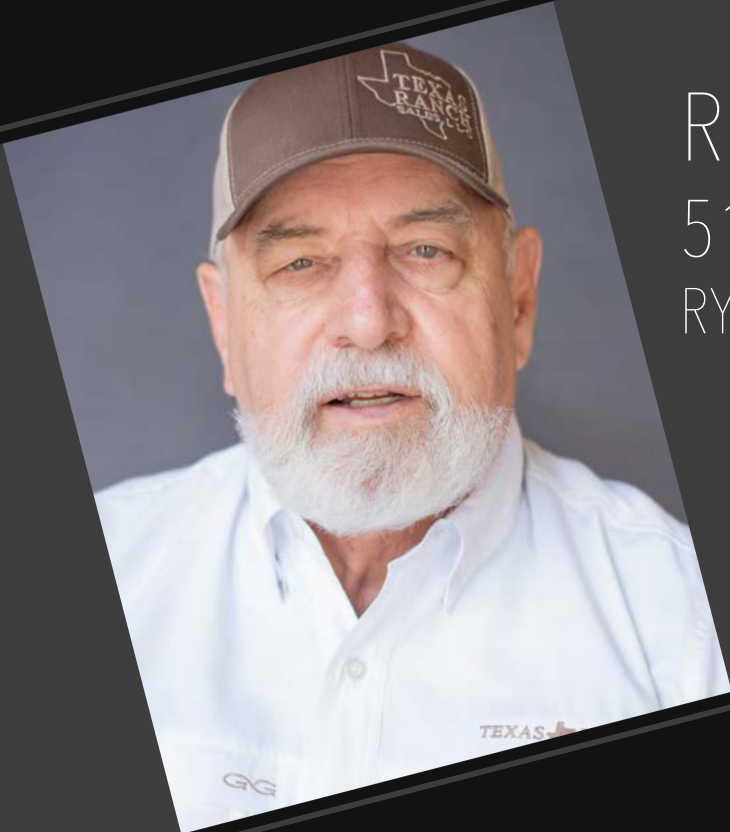
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