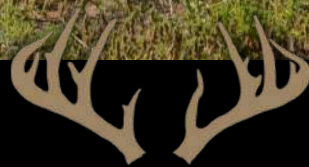


BUEHRING RANCH

±322 Acres | Live Oak County



SIMPSON RANCHES
&
LAND, LLC

Jason Burnside

Cell: 830.570.1079

Jason@SimpsonRanches.com

SimpsonRanches.com

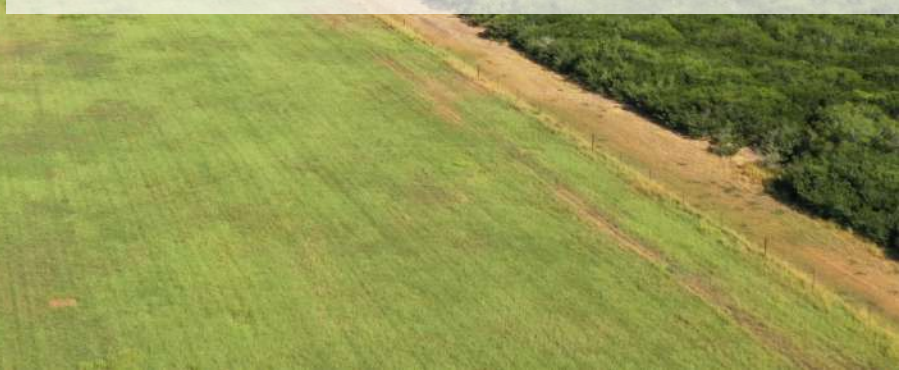
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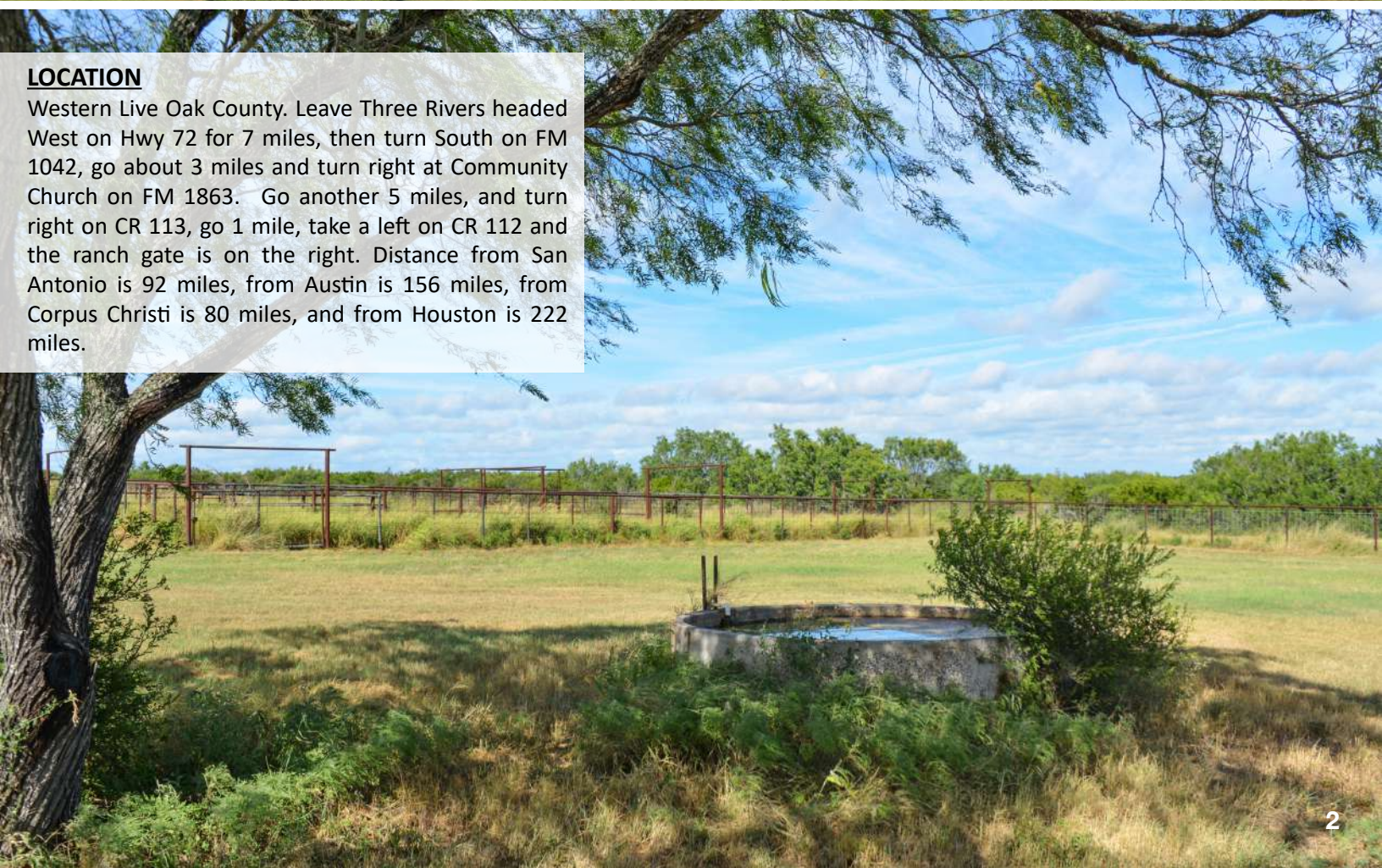
DESCRIPTION

The Buehring Ranch is a beautifully improved property that is meticulously managed year-round. This deer haven is a high-fenced hunting property with thick and diverse brush cover on over 2/3 of the ranch. The deer herd has been meticulously managed for 10 years with a year-round protein program and the mature trophy bucks PROVE IT! The ranch has had a well-known biologist giving recommendations for many years and it is evident that the owner has followed the recommendations! It has gently rolling terrain with a 65 acre coastal field with mature mesquite trees scattered across. The coastal fields provide ample grass for fawning and hay production for potential income. The ranch is watered by 2 water wells with submersible pumps and piped to 2 ponds. There is no doubt this is one of the best deer hunting ranches available with mostly South Texas genetics. Many bucks over 190 inches, and even up to 223 have been born and raised on this place! The ranch has over 2 miles of 5-strand barbed with cross-fencing with a great set of pipe cattle pens for the cattleman in the family. The family has owned this ranch for 22 years and has spared no expense in clean-up, construction, and maintenance.



LOCATION

Western Live Oak County. Leave Three Rivers headed West on Hwy 72 for 7 miles, then turn South on FM 1042, go about 3 miles and turn right at Community Church on FM 1863. Go another 5 miles, and turn right on CR 113, go 1 mile, take a left on CR 112 and the ranch gate is on the right. Distance from San Antonio is 92 miles, from Austin is 156 miles, from Corpus Christi is 80 miles, and from Houston is 222 miles.



IMPROVEMENTS

This ranch is well laid-out with a 2,200 sq ft 4 Bd 2 Bath modular Palm Harbor Home with r-panel metal roofing, central heat and air with 2 units. Directly off of the back porch is 1,000 square feet of lighted, covered concrete parking area. A 6' wide sidewalk with a length of over 140' ties the covered parking area to a nicely finished 8' X 20' Conex Container, fully wired, and the sidewalk also ties into the 12'X20' Shed with reverse osmosis and treated water storage of 550 gallons. Outside the R/O shed is a raw water storage tank of 550 gallons. The metal building has a total length of 85' and is 25' wide and is of pipe/perlin construction. The enclosed concrete-floor area is 25'X40' and both sections of the building are plumbed and wired with plenty of lighting. The 25'X60' area of the building is dirt/gravel, and alongside the building is a second 8'X20' wired Conex Container. There is also a well-constructed set of cattle pens near the metal building with a water trough in the trap with pens. There are 3 additional water troughs in the pasture and almost 2 miles of 5-strand cross fencing to create 5 pastures for rotational grazing.



EQUIPMENT TO BE CONVEYED

There are 4 Atascosa Wildlife Hunting blinds with 5 to 7 foot bases, 2 tube-type Outback protein feeders, 4 spin-cast type corn feeders and 1 gravity-flow Outback bird feeder.

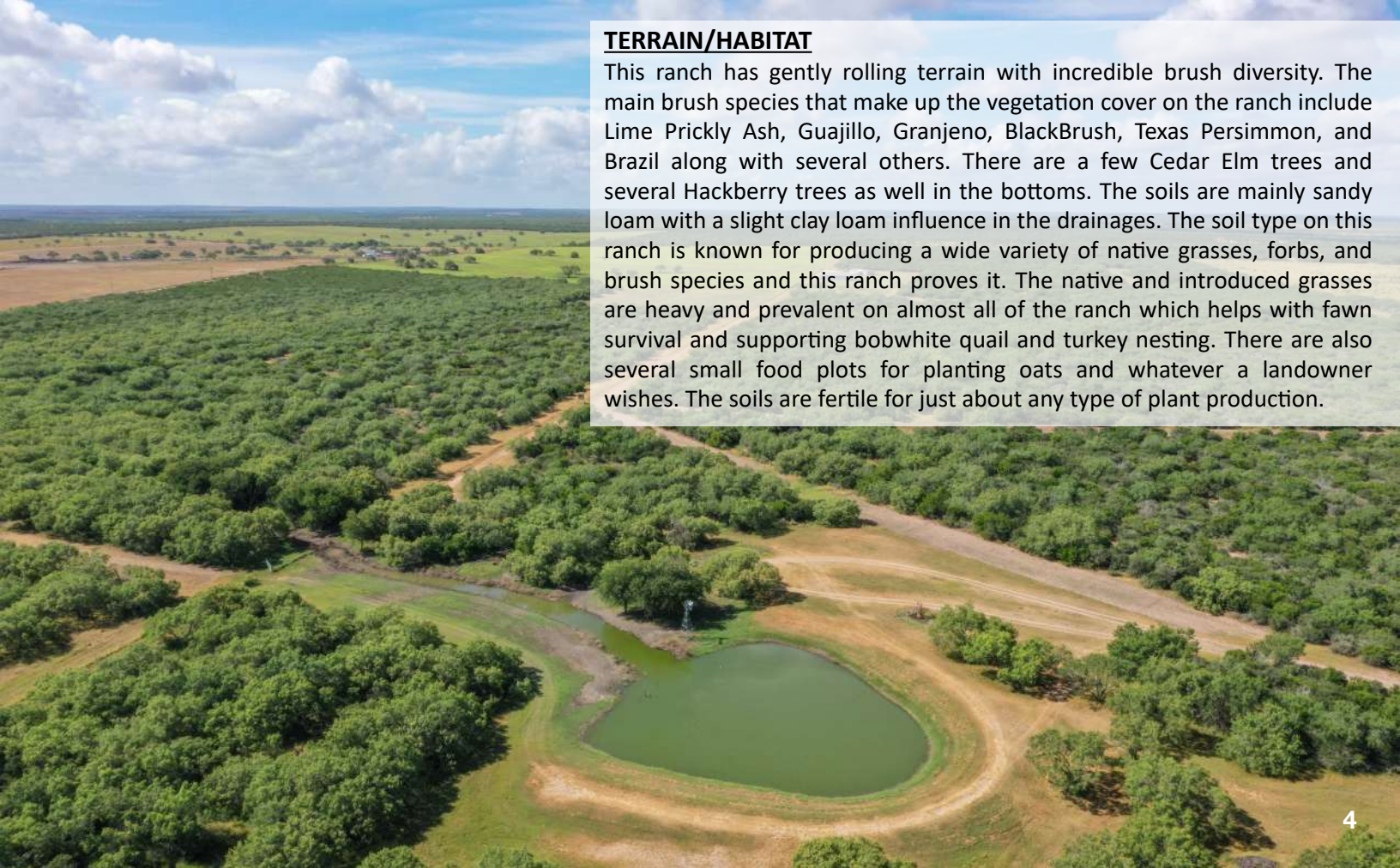
WATER

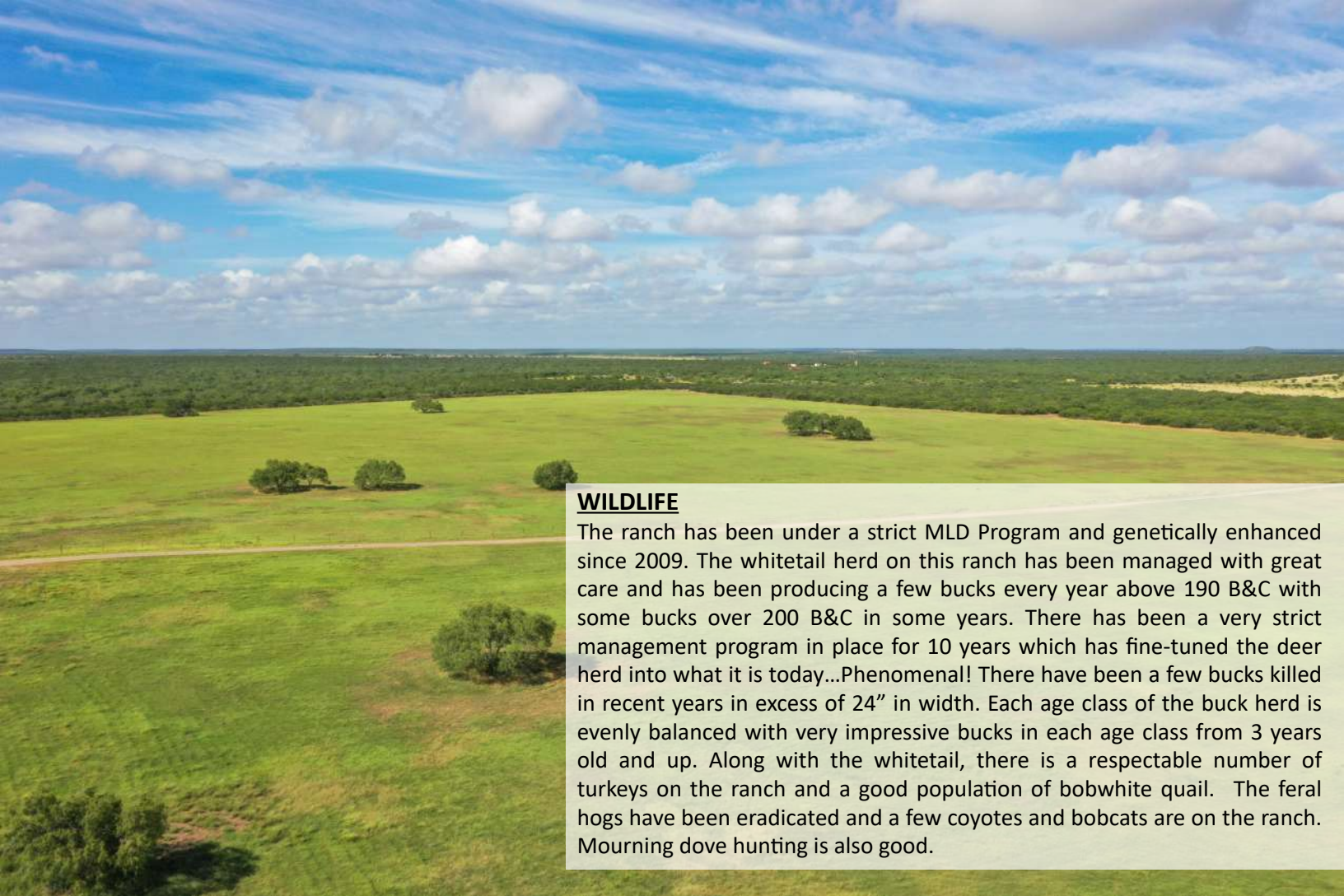
The ranch has 4 water troughs and 2 ponds supplemented by a shallow water well via 2" PVC. This well is an impressive well for the area and is equipped with a 3 hp, 25 gpm pump. One of the ponds is stocked with catfish and is aerated by a windmill type system to keep oxygen levels up in the water. The second domestic water well is equipped with a 1.5 hp, 10 gpm pump and is located at the reverse osmosis shed and provides water to the 4 water troughs and the house. Water is plentiful and is well distributed across the ranch.



TERRAIN/HABITAT

This ranch has gently rolling terrain with incredible brush diversity. The main brush species that make up the vegetation cover on the ranch include Lime Prickly Ash, Guajillo, Granjeno, BlackBrush, Texas Persimmon, and Brazil along with several others. There are a few Cedar Elm trees and several Hackberry trees as well in the bottoms. The soils are mainly sandy loam with a slight clay loam influence in the drainages. The soil type on this ranch is known for producing a wide variety of native grasses, forbs, and brush species and this ranch proves it. The native and introduced grasses are heavy and prevalent on almost all of the ranch which helps with fawn survival and supporting bobwhite quail and turkey nesting. There are also several small food plots for planting oats and whatever a landowner wishes. The soils are fertile for just about any type of plant production.





WILDLIFE

The ranch has been under a strict MLD Program and genetically enhanced since 2009. The whitetail herd on this ranch has been managed with great care and has been producing a few bucks every year above 190 B&C with some bucks over 200 B&C in some years. There has been a very strict management program in place for 10 years which has fine-tuned the deer herd into what it is today...Phenomenal! There have been a few bucks killed in recent years in excess of 24" in width. Each age class of the buck herd is evenly balanced with very impressive bucks in each age class from 3 years old and up. Along with the whitetail, there is a respectable number of turkeys on the ranch and a good population of bobwhite quail. The feral hogs have been eradicated and a few coyotes and bobcats are on the ranch. Mourning dove hunting is also good.



EASEMENTS

Those of record



MINERALS

Surface sale only. Seller owns no minerals to convey.



SUMMARY

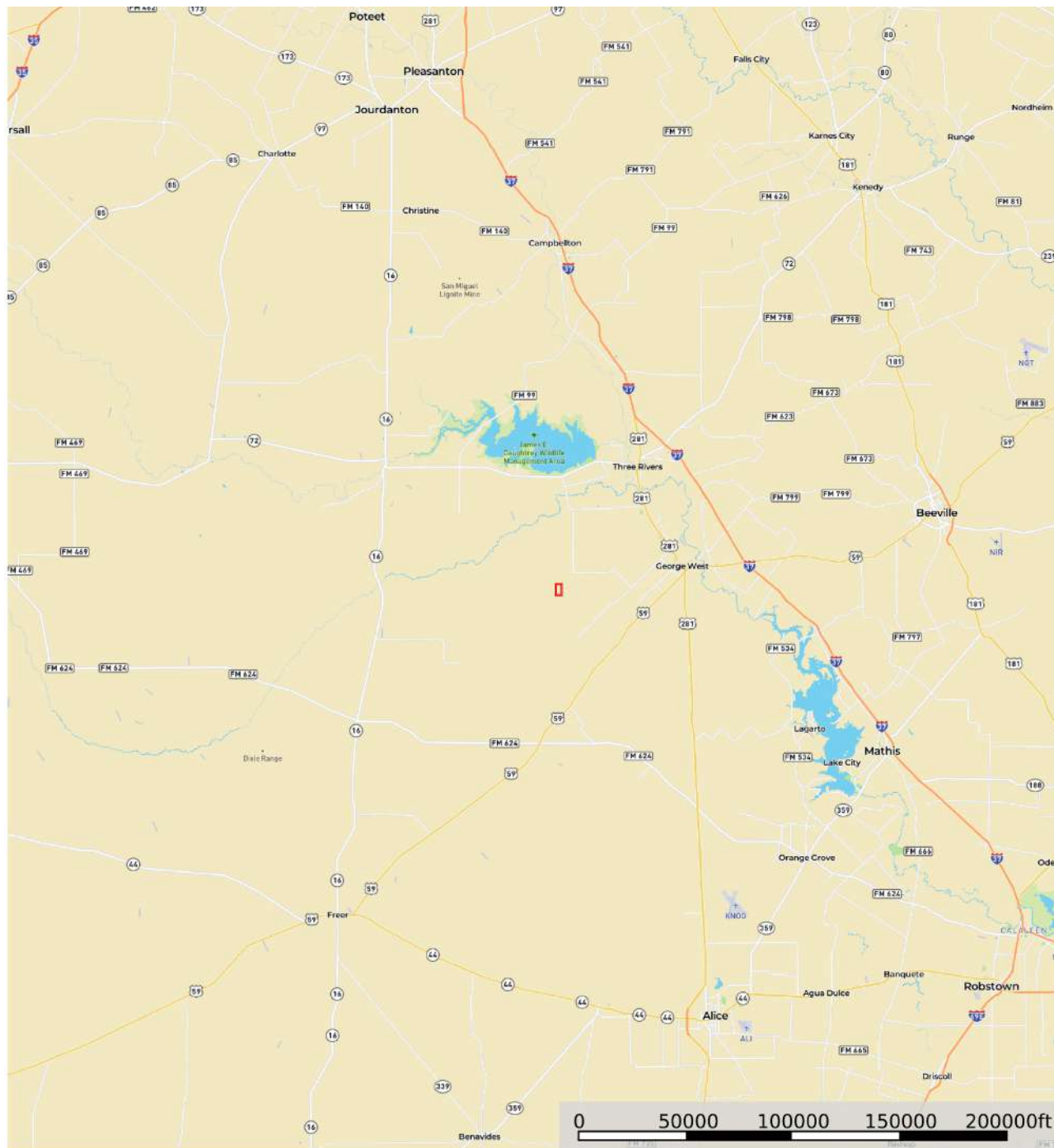
Contact Jason Burnside to schedule a showing! (830) 570-1079

DISCLAIMERS

Real Estate buyers are hereby notified that real properties and its rights and amenities in the State of Texas are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate should investigate any concerns regarding a specific real property to their satisfaction.

Buyer's 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 Simpson Ranches & Land, LLC, Broker.

Simpson Ranches & Land, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Simpson Ranches & Land, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Simpson Ranches & Land, LLC's sole and absolute discretion.



Boundary

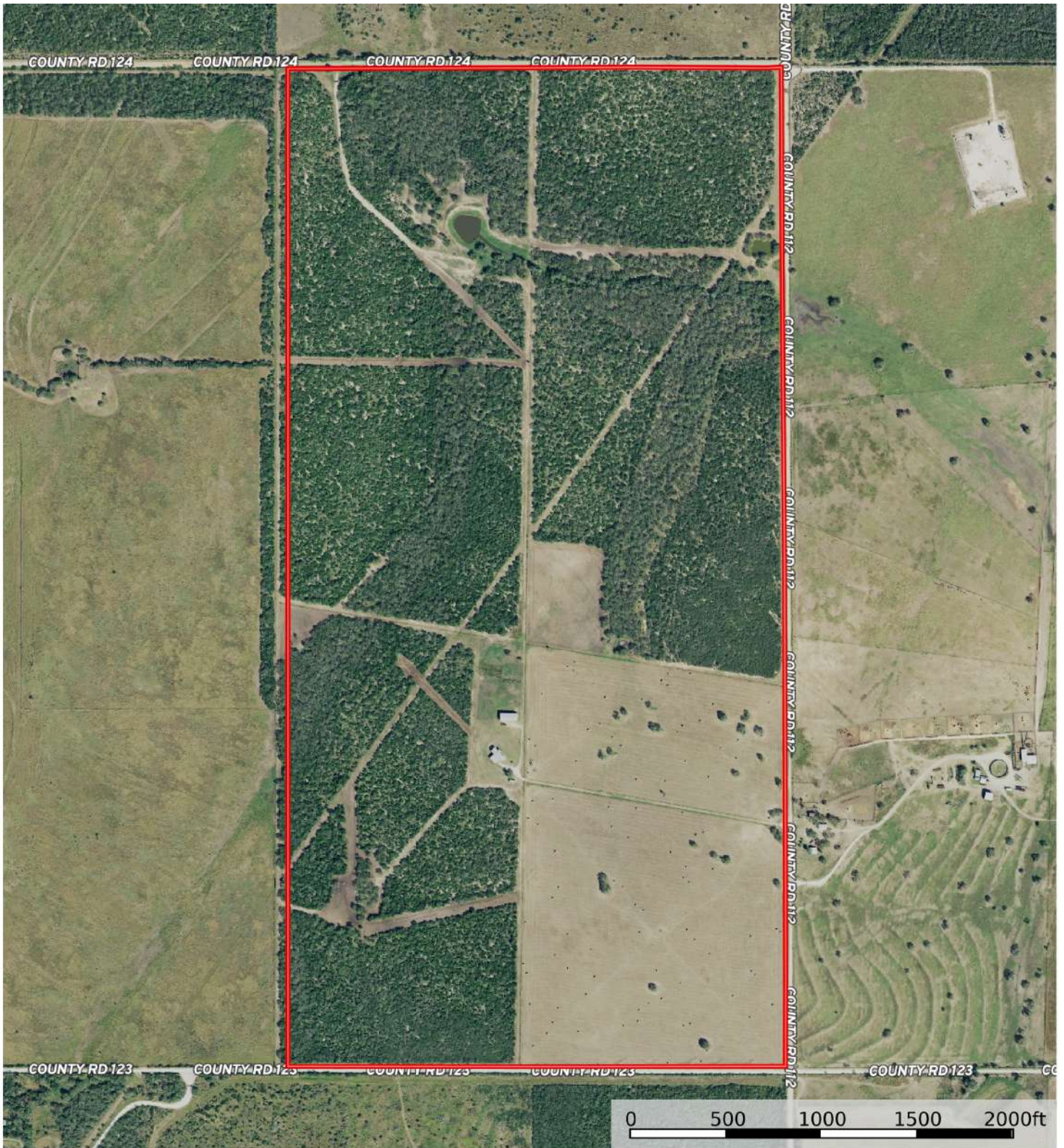
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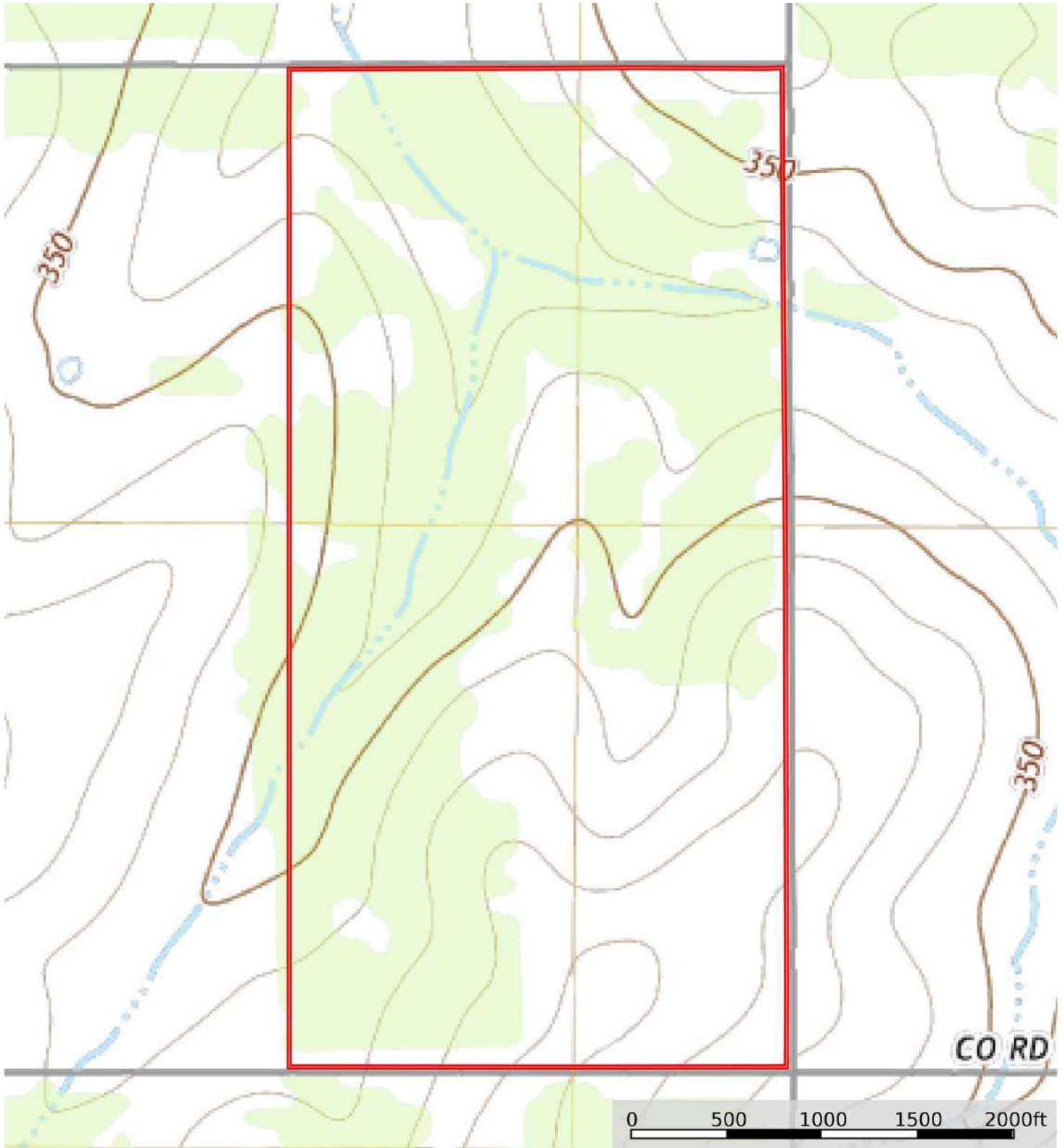
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