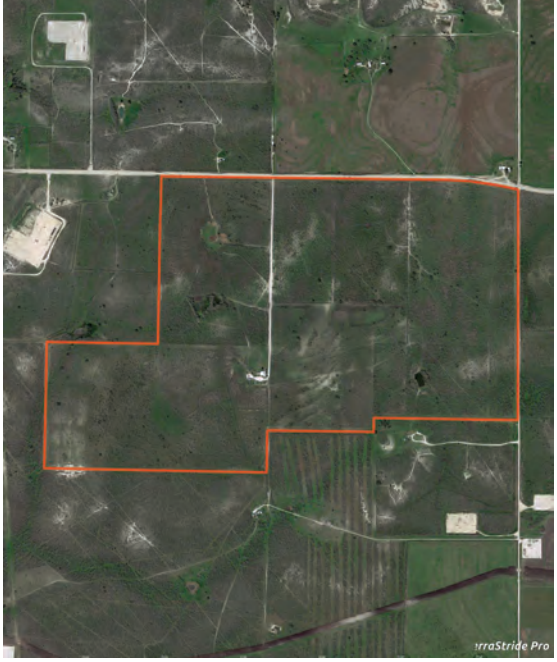
888 RANCH

602+/- ACRES - LIVE OAK COUNTY



RANCH OVERVIEW

- ACRES: 602.438+/-
- ADDRESS: 770 FM 2049
  Three Rivers, Texas 78071
- LOCATION - the ranch is located north of Three Rivers in Live Oak County. Approx. 1 hour from San Antonio, 2 hours from Austin, and 3.5 hours from Houston.
- TOPOGRAPHY - ranch terrain includes a mix of South Texas brush, mesquite and various oak motts along with 385 acres of cropland
- WATER - 4 water wells (2 fresh) - 6 earthen ponds and trough with water piped to most - ranch also served by El Oso public water supply
- LEVEL 3 MLD/LMA Conservation
- WILDLIFE - Whitetail Deer - 250 mature bucks, 200 mature does, 500 fawns and yearlings - the ranch also has a good population of dove, turkey, quail and hogs
- WILDLIFE IMPROVEMENTS - 6 hunting stands/blinds, (8)-3,000lb protein feeders, (10)-1,000lb protein feeders, 4,000lb grain hopper, 40 ton feed silo, skinning rack and walk-in cooler
- OTHER IMPROVEMENTS - ranch includes 6B/6BA barndominium-style 3,600 sq. ft. lodge with expansive covered porches, shooting range (1000 yds.), equipment sheds, cattle pens, and various implements and equipment - including a Case 170 4wd Puma tractor, Terex 760 backhoe, Massey Ferguson 70hp 4wd tractor, 20ft Arlo disk, (2)-1,000lb no till seed drill

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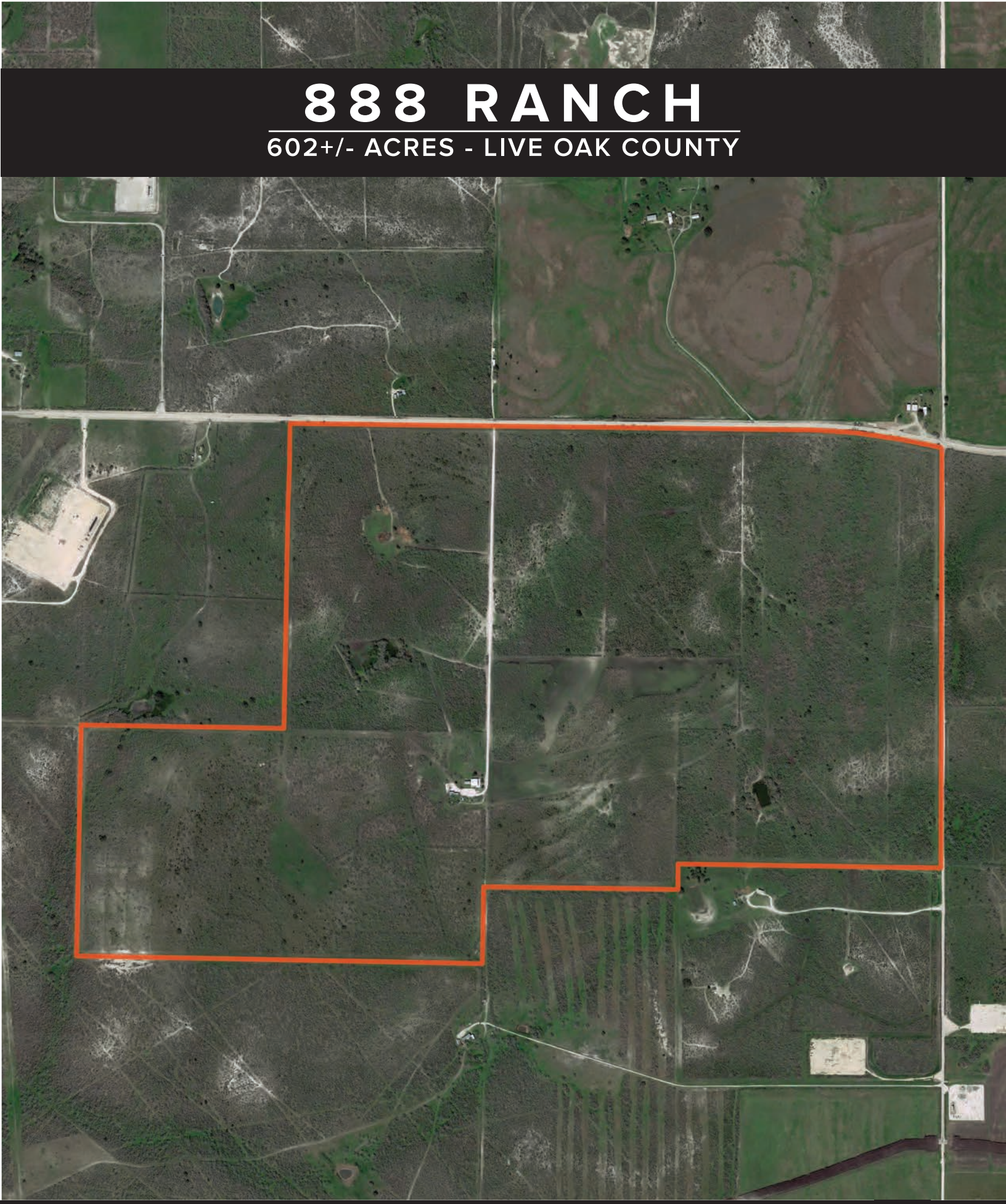


PROPERTY AERIAL

888 RANCH

602+/- ACRES

LIVE OAK COUNTY
PROPERTY DESCRIPTION

888 Whitetail Ranch

The 888 Ranch is an exceptional high-fenced hunting operation located 3 miles north of Three Rivers and only 1 hour from San Antonio, 1 hour from Corpus Christi, 2 hours from Austin and is home to one of the best managed white tail deer herds in the region.

The one word that comes to mind with this sale is TURNKEY!

Everything needed to maintain a successful hunting operation is included in this sale. Upon entering the 888 Ranch, a raised and well-built 3,200 ft. caliche road leads to the heart of the ranch with a 3,600+/- sq. ft. 6 bedroom/6 bath barndominium-style lodge with large entertaining porches, a mudroom, BBQ space and extensive parking area. Other improvements include a Case 170 4WD Puma tractor, Terex 760 backhoe, Massey Ferguson 70hp 4WD tractor, 22ft Amco disk, skinning rack, walk-in cooler, 1000-yard shooting range, set of cattle pens and a 40-ton feed silo just to name a few.

Meticulously managed for years, this impressive hunting operation is currently under Level 3 MLD Program and participates in the LMA Conservation program. Deer are fed year-round by 13 “at will” feeding stations located throughout the ranch and can be hunted from the 6 hunting blinds/stands situated near feeders, all of which convey. Other game on the ranch includes hogs, turkey, quail and dove.

Ranch terrain is mostly level and includes a good mix of South Texas browse, mesquite trees and various oak motts. Approximately 385 acres of the ranch is tilled and planted annually with cool season food plots. The 888 has 4 water wells, 6 earthen ponds and a large concrete water trough, all of which are supplied by 5 miles of underground water lines. The lodge is connected to the El Oso public water supply. Minerals negotiable.

Call Billy or Kelli for more information or to set up a showing.

LIST PRICE $3,500,000

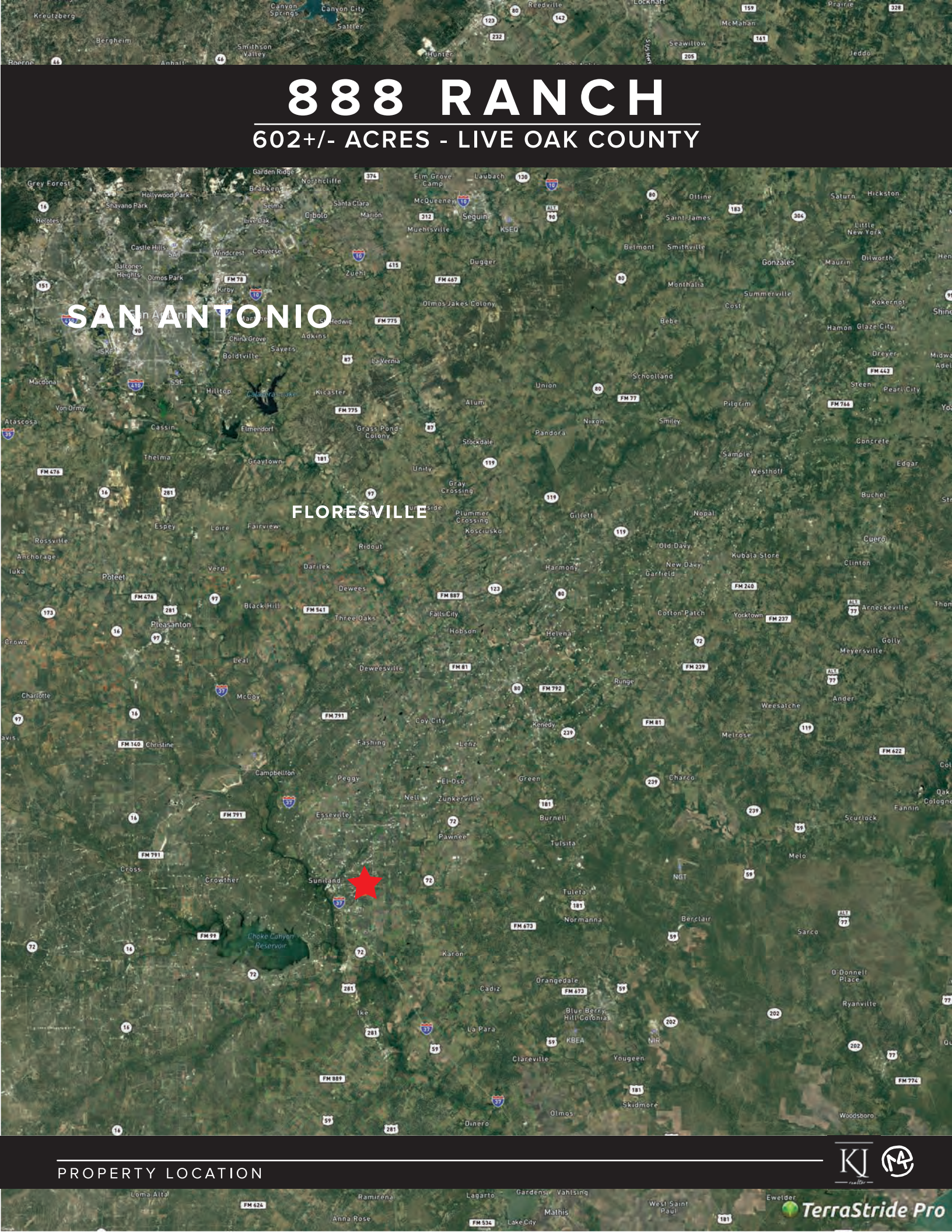
BILLY MURPHY
(361) 655-0484
BILLY.MURPHY@COLDWELLBANKER.COM
M4RANCHREALESTATE.COM

COLDWELL BANKER
THE RON BROWN COMPANY

KELLI JOHNSON
(361) 571-6224
KELLI@KJREALESTATING.COM
KJREALESTATING.COM

888 RANCH

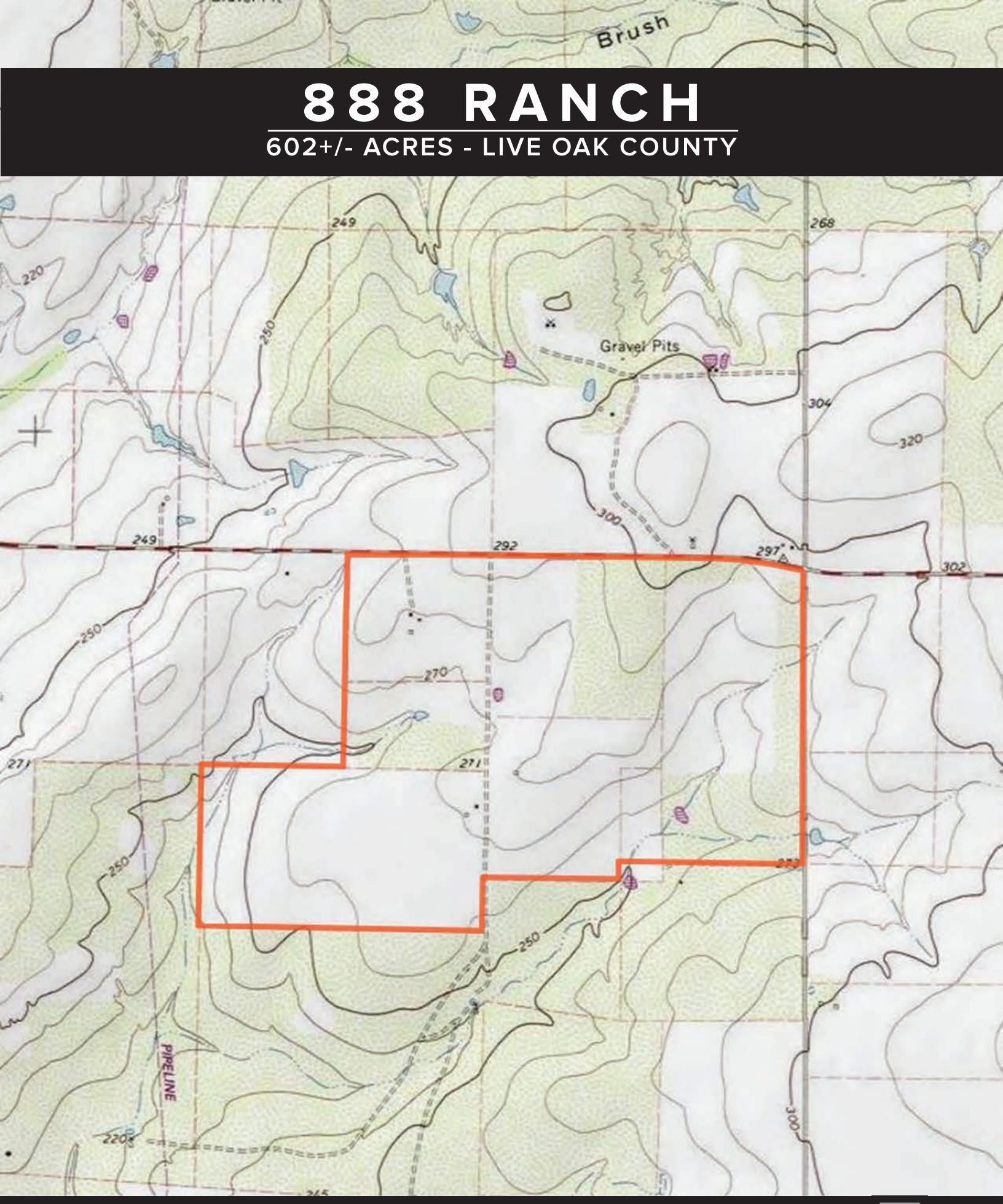
602+/- ACRES - LIVE OAK COUNTY



PROPERTY LOCATION

888 RANCH

602+/- ACRES - LIVE OAK COUNTY



PROPERTY TOPO

United States Department of Agriculture

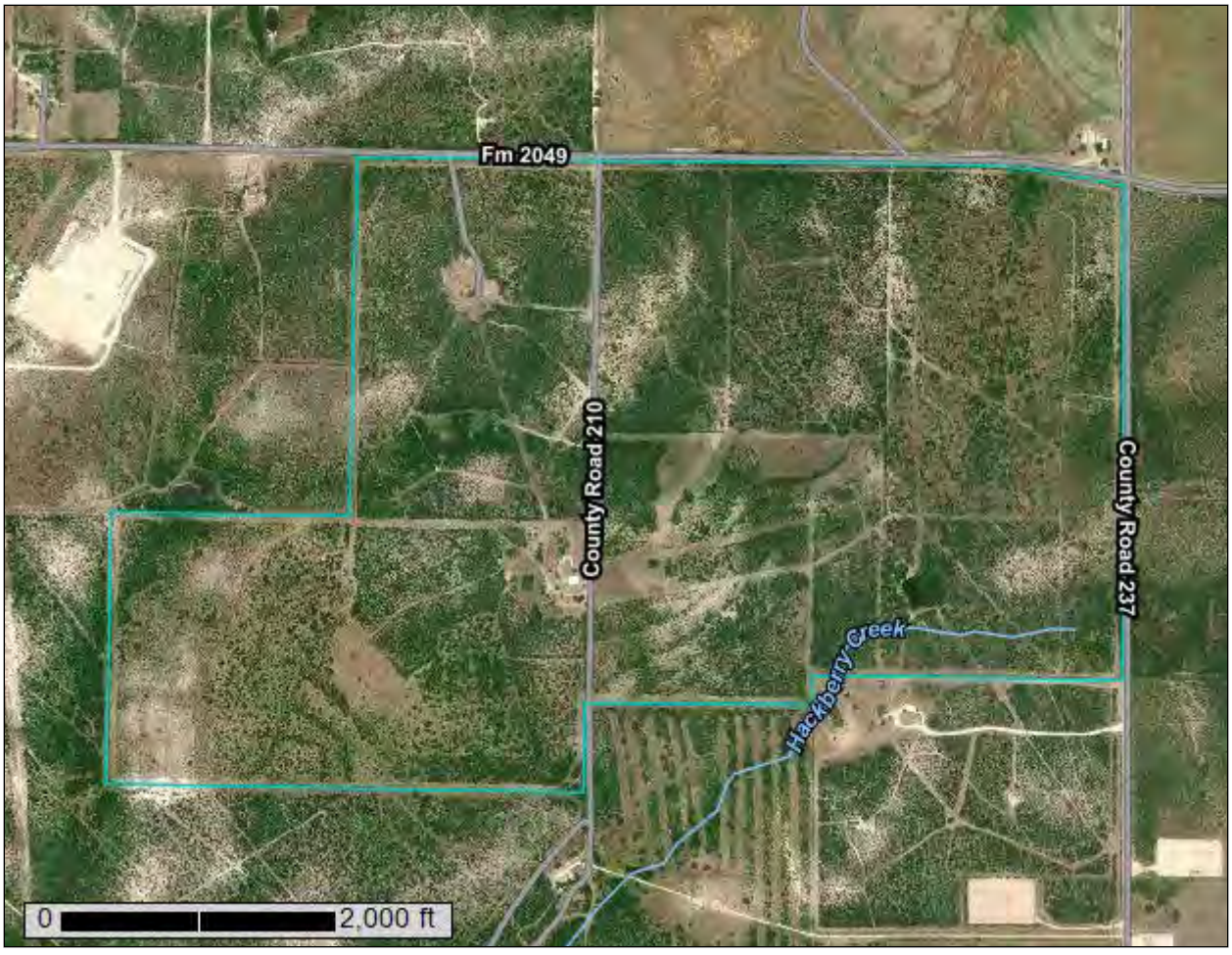
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

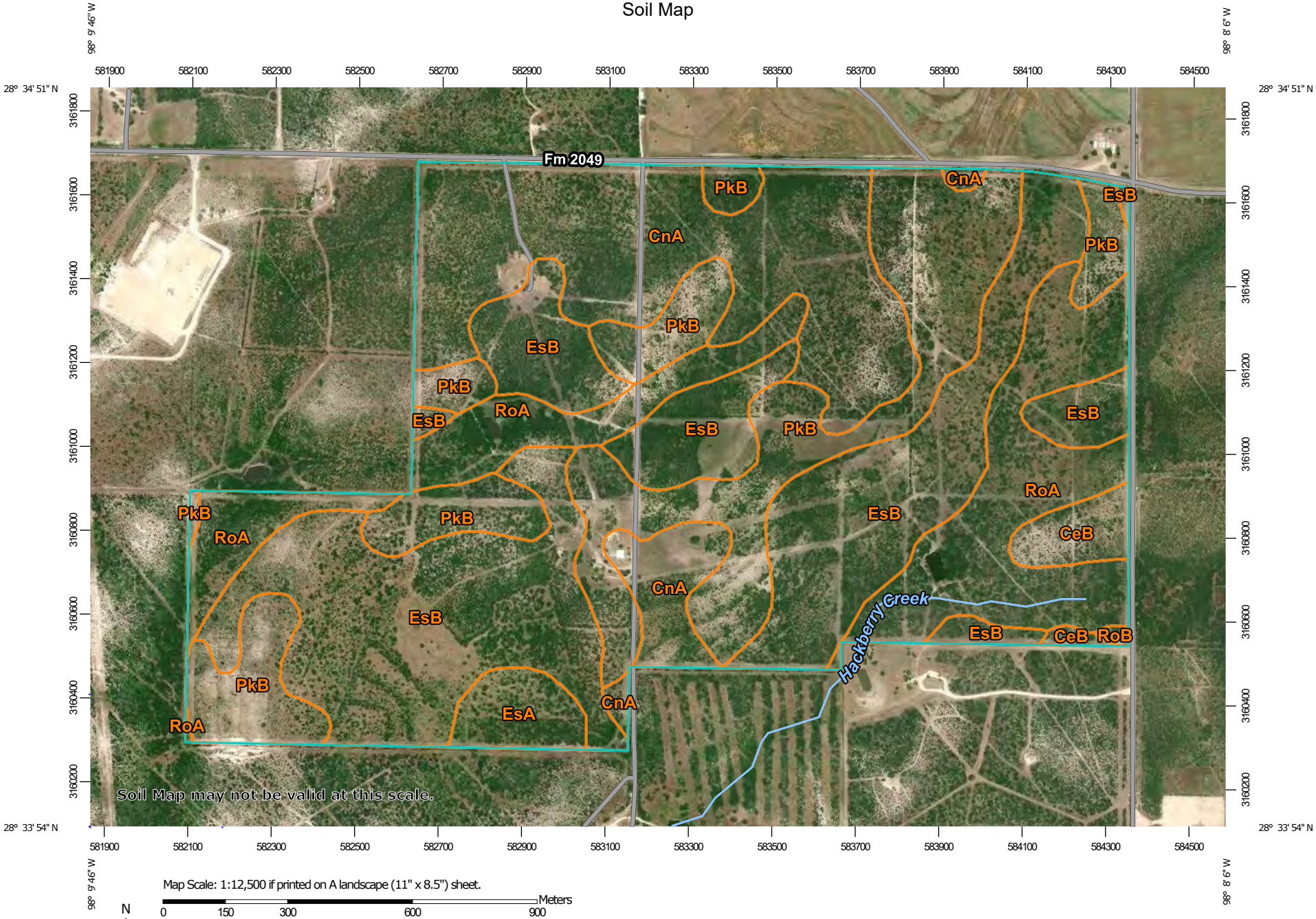
Custom Soil Resource Report for Liveoak County, Texas

M4 Ranch Real Estate



August 30, 2020

Custom Soil Resource Report
Soil Map



Map Scale: 1:12,500 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 150 300 600 900

Feet: 0 500 1000 2000 3000

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Liveoak County, Texas
Survey Area Data: Version 17, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 23, 2013—Oct 29, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CeB	Choke silty clay loam, 1 to 3 percent slopes	11.1	1.8%
CnA	Condido clay, 0 to 2 percent slopes	127.2	21.1%
EsA	Eloso clay, 0 to 1 percent slopes	12.8	2.1%
EsB	Eloso clay, 1 to 3 percent slopes	209.3	34.7%
PkB	Pavelek clay loam, 0 to 3 percent slopes	139.5	23.1%
RoA	Rosenbrock clay, 0 to 1 percent slopes	102.7	17.0%
RoB	Rosenbrock clay, 1 to 3 percent slopes	0.7	0.1%
Totals for Area of Interest		**603.2**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit