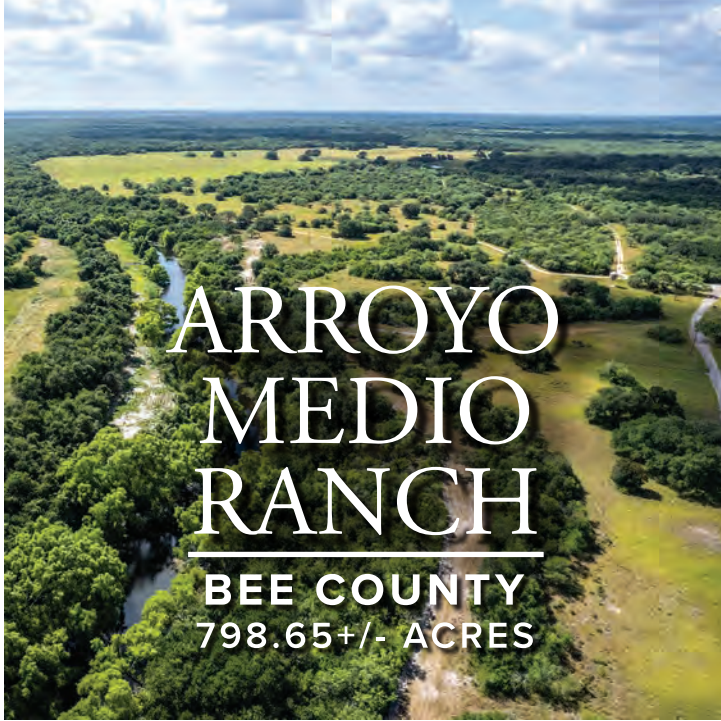




ARROYO MEDIO RANCH
BEE COUNTY
798.65+/- Acres

List Price \$6,500,000





RANCH DESCRIPTION

The Arroyo Medio Ranch is a fantastic hunting and recreation ranch that includes 2.3 miles of Medio Creek frontage and has 465+/- high fenced acres. Perfectly suited for wildlife and cattle, the ranch includes two beautiful homes. Ranch topography is a mixture of open, native pastures with huge live oak trees and thickly wooded areas providing excellent wildlife habitat.

RANCH FEATURES

- **LOCATION** - the ranch is located approx. 6 miles northeast of Beeville and 20 miles southwest of Goliad with approx. 2,000 ft. of frontage on US Hwy 59.
- **TOPOGRAPHY** - ranch topography varies from open native pastures with large oak trees to dense wooded areas consisting of large oaks and South Texas brush. Terrain is rolling with more significant elevation changes near the creek. Soils are varied and consist mostly a sandy clay loam.
- **WILDLIFE** - 465 acres of the ranch is high fenced and home to a diverse population of wildlife including whitetail deer, axis, black buck, turkey and dove. The low fenced acreage has native whitetail deer, turkey and hogs. A 70+/- acre front pasture creates a desirable buffer zone between the high-fenced acreage and Hwy 59.
- **WATER** - ranch includes 2.3 miles of Medio Creek along the eastern property boundary, with a boat launch and 1 mile of boatable creek frontage. There are 4 electric and 1 solar water wells distributed throughout the ranch, as well as 4 large concrete cattle troughs and 2 stock tanks. A 1/2 acre pond near the homes can be enjoyed year round with two docks and water line to keep consistent water level.
- **IMPROVEMENTS** - 2.5 miles of chipseal roads lead to both beautiful custom ranch homes. Ranch home #1 - built in 2013 - is 2,679 sq. ft. 2BD/2BA with a stucco exterior, travertine tile, high ceilings, custom millwork, large master suite with huge closets, home office and private study, attached 2-car garage with additional detached garage/workshop. Ranch home #2 - built in 2004 - is 3,765 sq. ft. 4BD/3.5BA with a tile roof, stucco exterior, custom millwork, Subzero refrigerator, high ceilings, private study with fireplace, large gameroom, open kitchen/dining/family room with stone fireplace, attached 2-car garage with additional storage barn nearby.
- **OTHER IMPROVEMENTS** - ranch has a 3,200 sq. ft. barn with covered storage, 2,450 sq. ft. workshop, 7 rifle/6 bow blinds with feeders, electric gates/openers.



ARROYO MEDIO RANCH

798.65+/- ACRES

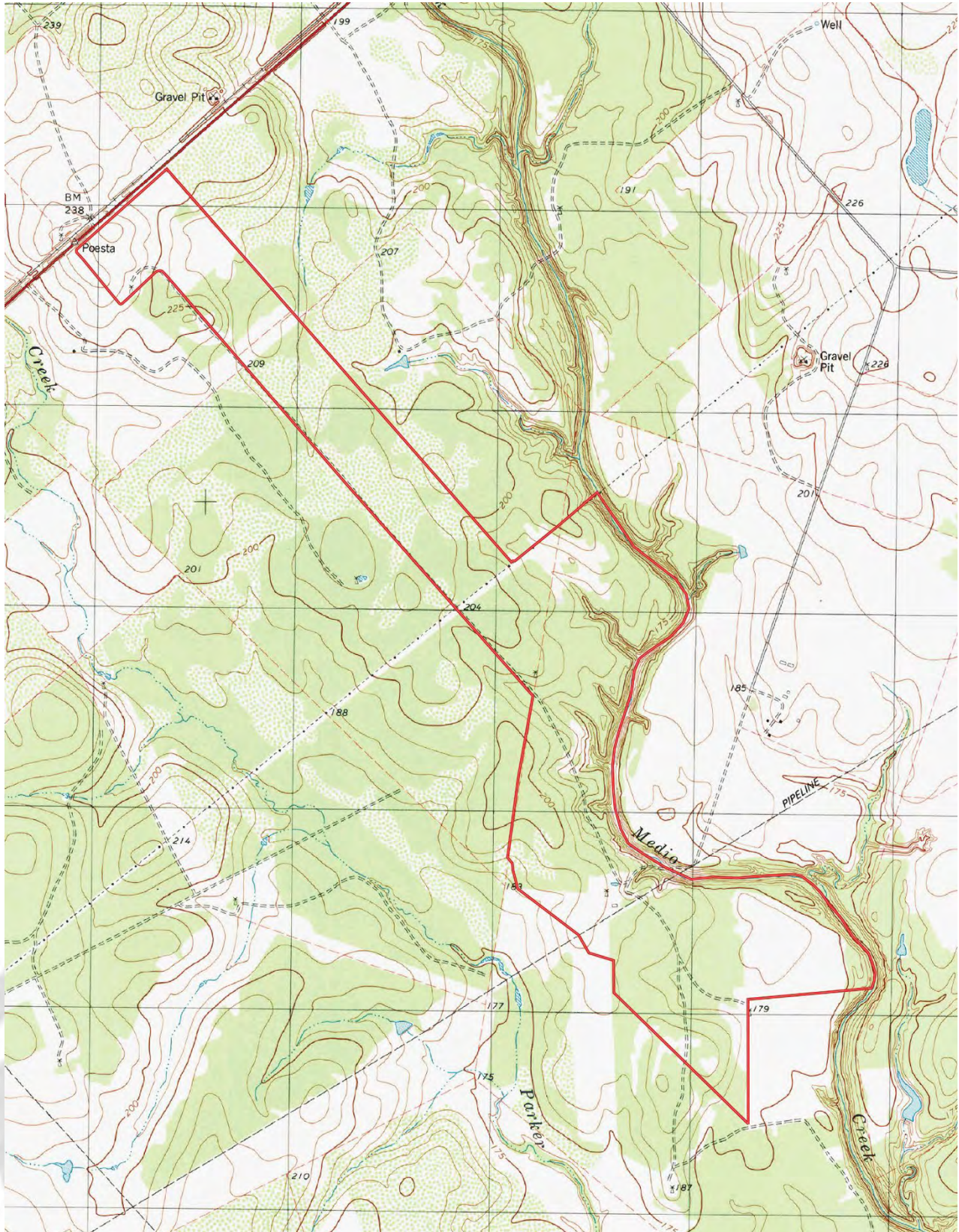
PROPERTY AERIAL



ARROYO MEDIO RANCH

798.65+/- ACRES

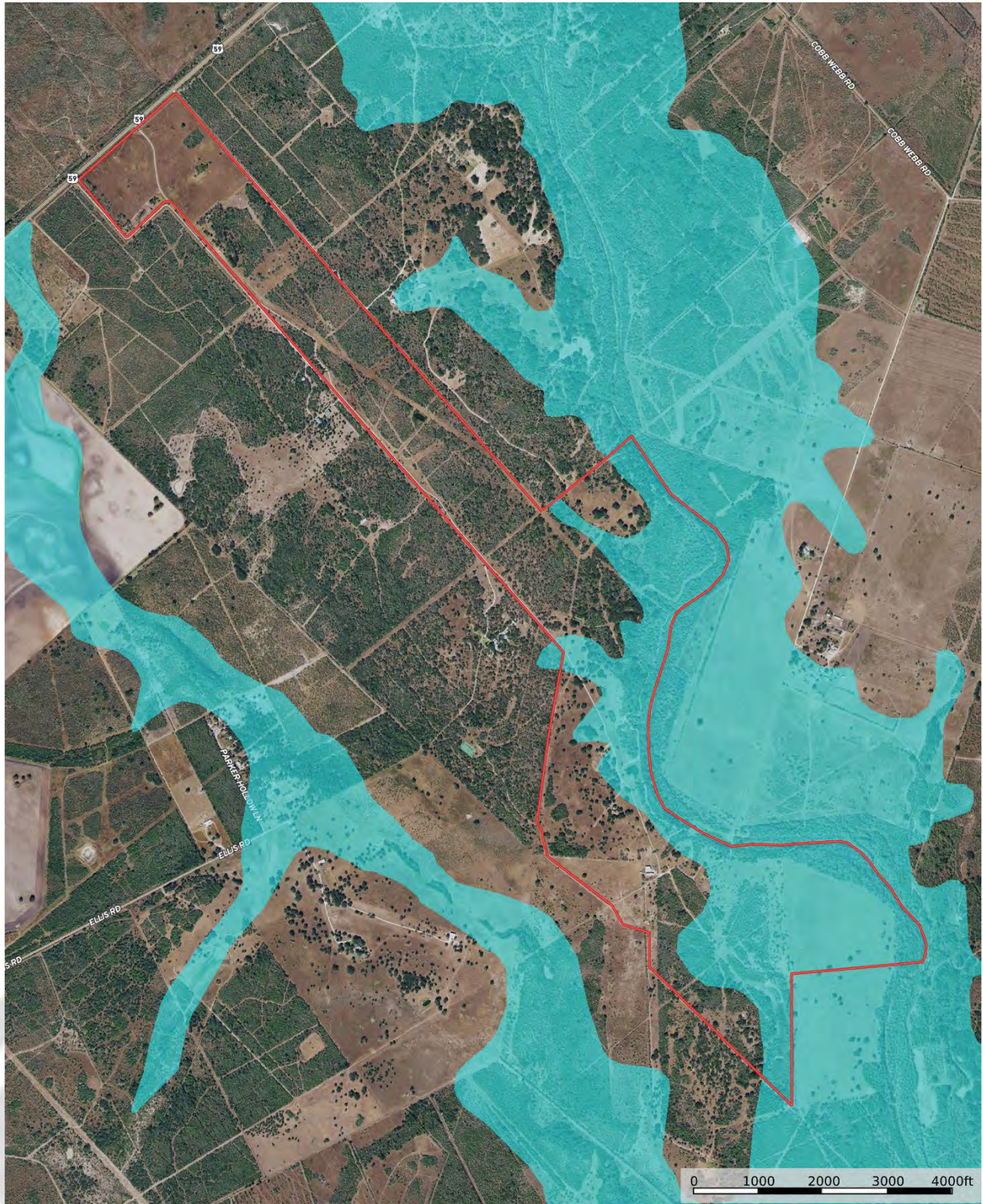
PROPERTY TOPO



ARROYO MEDIO RANCH

798.65+/- ACRES

PROPERTY FLOOD



■ Bee Co ■ 100 Year Floodplain ■ 500 Year Floodplain ■ Floodway ■ Special ■ Unmapped/ Not Included



ARROYO MEDIO RANCH

798.65+/- ACRES

PROPERTY PIPELINE/TRANSMISSION LINE MAP

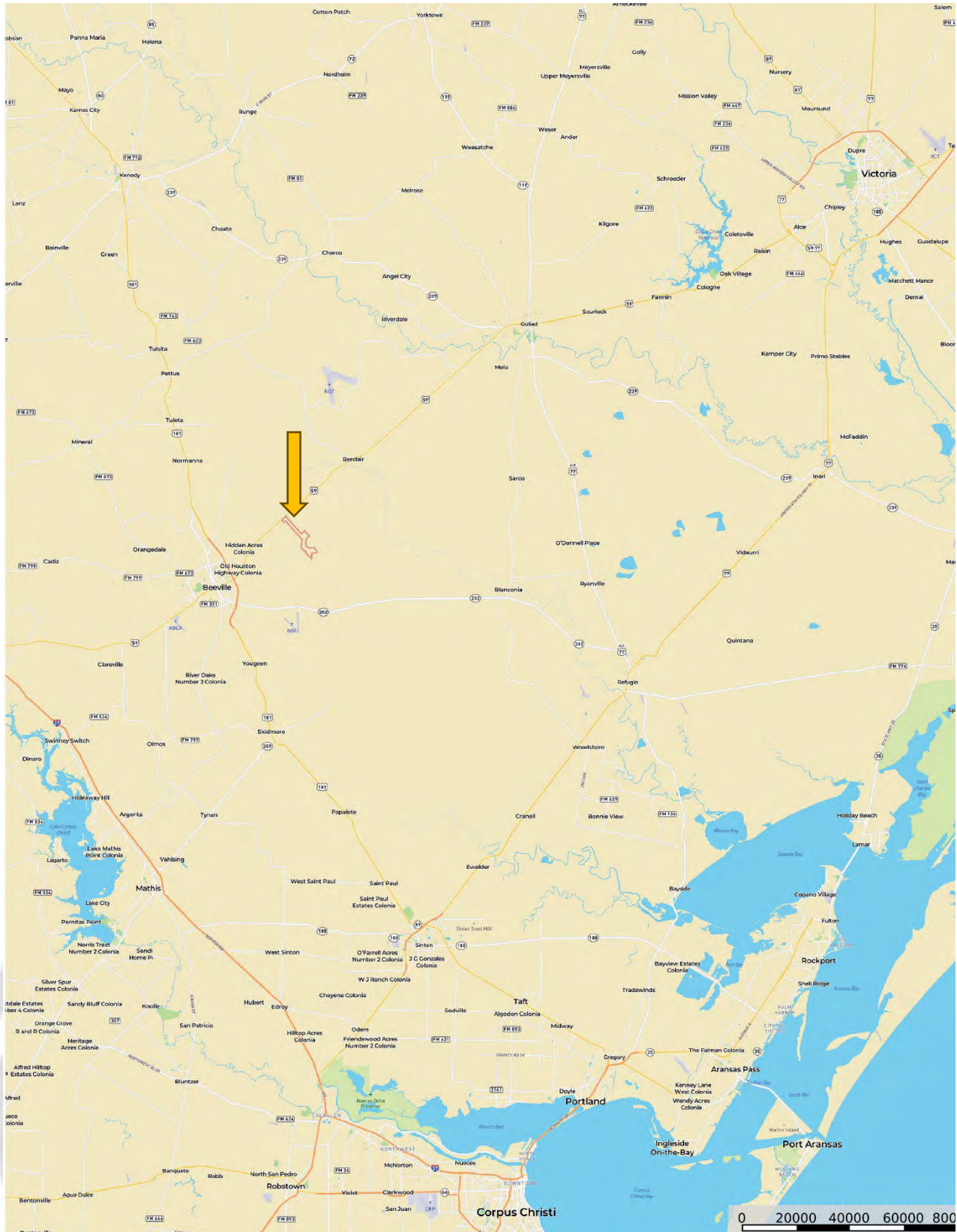


■ Bee Co — Crude Oil — Natural Gas - - - - - Other NOT AVAILABLE — Voltage 0 - 99 KV — Voltage 100 - 161 KV — Voltage 220 - 287 KV — Voltage 345 KV — Voltage 500 KV

ARROYO MEDIO RANCH

798.65+/- ACRES

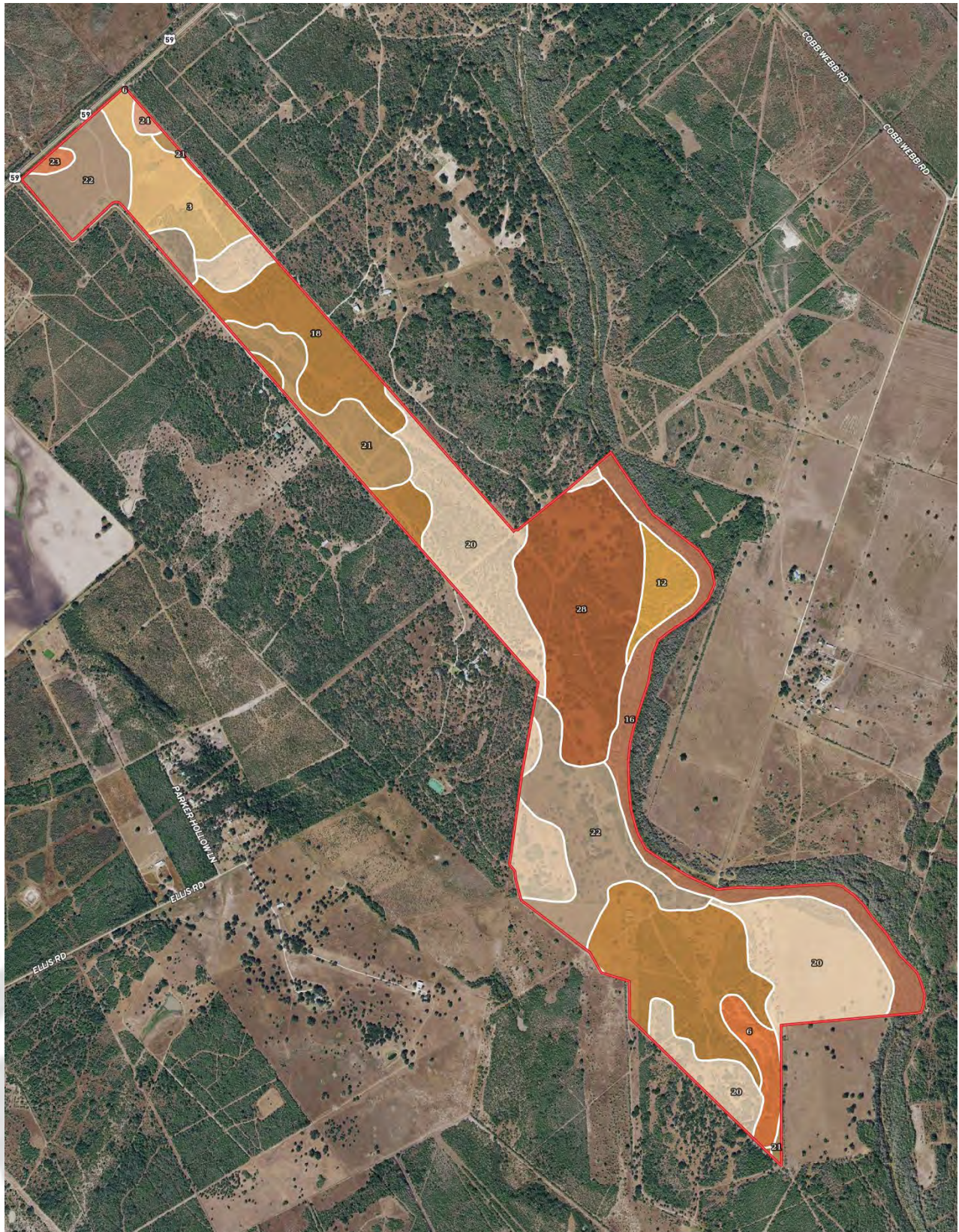
PROPERTY LOCATION



ARROYO MEDIO RANCH

798.65+/- ACRES

PROPERTY SOILS MAP



ARROYO MEDIO RANCH

798.65+/- ACRES

PROPERTY SOILS MAP

▣ Bee Co 796.25 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
20	Blanconia loamy fine sand, 0 to 2 percent slopes	204.5 4	25.69	0	32	3e
18	Orelia fine sandy loam, 0 to 1 percent slopes	158.7 3	19.93	0	45	1
28	Nusil-Rhymes association, 0 to 5 percent slopes	120.2 7	15.1	0	29	3e
22	Papalote fine sandy loam, 1 to 3 percent slopes	115.8	14.54	0	44	2e
16	Odem fine sandy loam, occasionally flooded	64.51	8.1	0	42	2w
3	Clareville sandy clay loam, 0 to 1 percent slopes	45.31	5.69	0	46	2s
21	Papalote fine sandy loam, 0 to 1 percent slopes	42.21	5.3	0	46	2e
12	Leming loamy fine sand, 0 to 3 percent slopes	19.85	2.49	0	41	3e
6	Edroy clay, 0 to 1 percent slopes, occasionally ponded	18.85	2.37	0	7	6w
23	Parrita sandy clay loam, 0 to 3 percent slopes	3.41	0.43	0	26	4s
24	Parrita-Olmos association, 1 to 8 percent slopes	2.77	0.35	0	17	4e
TOTALS		796.2 5(*)	100%	-	37.79	2.34

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.