



Dockery
& ASSOCIATES

Twisted Oak Ranch
Live Oak County

314.29 Acres
\$1,885,740

Marketed by Dockery & Associates
Gary Lamprecht or Richard Dockery
(361) 492-9912 * (361) 449-7961



Ranch Description

Dockery & Associates proudly presents The Twisted Oak Ranch, an exceptional recreational ranch offering an array of exciting opportunities. Located at 130 CR 413 in Live Oak County, just five miles north of Three Rivers, this remarkable property is also conveniently situated nine miles from Choke Canyon Lake and State Park, 75 miles south of San Antonio, and 75 miles north of Corpus Christi. The local county airport is a mere ten miles south of the ranch.

Embracing the beauty of South Texas, The Twisted Oak Ranch features predominantly native brush cover with a diverse range of fauna and flora native to the region. Boasting approximately 3,000 feet of frontage along the western bank of the Atascosa River, the property offers a valuable resource for recreational hunting, fishing, and leisurely activities. The riverfront has been a source of enjoyment for numerous youth groups, providing a captivating outdoor experience along its picturesque banks.

Among the ranch's improvements, you will find a well-maintained 1,000 +/- square foot cabin with a 200 square foot loft, perfect for cozy retreats. Additionally, a metal barn measuring 50' x 24' is accompanied by a 12-foot covered side awning. Inside the barn, an efficiency apartment awaits your guests. All of the improvements are move-in ready, offering comfort and convenience.

Access to The Twisted Oak Ranch is available via Good Hope Road to the south and CR 413 on its western boundary. The roads are well-maintained by the county, ensuring easy transportation throughout the property.

With elevations ranging from approximately 150 feet to 200 feet above mean sea level, the ranch's topography creates awe-inspiring opportunities to witness breathtaking sunsets, particularly in the southwestern corner.

Wildlife enthusiasts will delight in the abundance of native game along the river frontage. Keep your eyes peeled for deer, hogs, bobwhite quail, turkey, and even alligators. The ranch's diverse vegetation also supports a thriving ecosystem. Additionally, the ranch provides tales of thrilling varmint hunting experiences.

To further enhance the value of this offering, the seller is including all owned equipment and tools in the sale. This includes an F150 4x4 pickup, John Deere Tractor, shredder, pull-behind mower, two Polaris ATVs, deer blinds, feeders, and various other equipment.

In terms of mineral rights, the owner possesses executive rights and a portion of the minerals. As part of the sale, the owner will convey all owned executive rights to the next buyer. The Twisted Oak Ranch is available for the price of \$1,885,740, equating to \$6,000 per acre. This incredible opportunity to own a premier recreational ranch should not be missed.

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LOCATION - North central portion of Live Oak County half-way between San Antonio and Corpus Christi. The property has frontage along Good Hope Road and CR 413. The 911 address is 130 CR 413, Three Rivers with frontage along the Atascosa River.

Property Highlights

- 314.29 Acres - Native Brush & River bottom
- Atascosa River Frontage—3,000 linear ft +/-
- Three-phase electricity (Karnes Electric Coop)
- Public Water - El Oso Water
- Large native trees including lots of massive Oaks along the river road.
- All equipment, vehicles and tools included with sale!
- O&G Executive Rights owned included with sale

Improvements

- 1,000 sf residential house w/ loft & wrap around porch.
- Loft - 200 sf
- Metal Barn (50' x 24') w/ two roll-up doors & covered awning (12' x 50')
- New interior barbed wire fencing separating the property into three pastures.
- Water distribution & troughs for cattle & wildlife

Terms: \$6,000 per acre or \$1,885,740



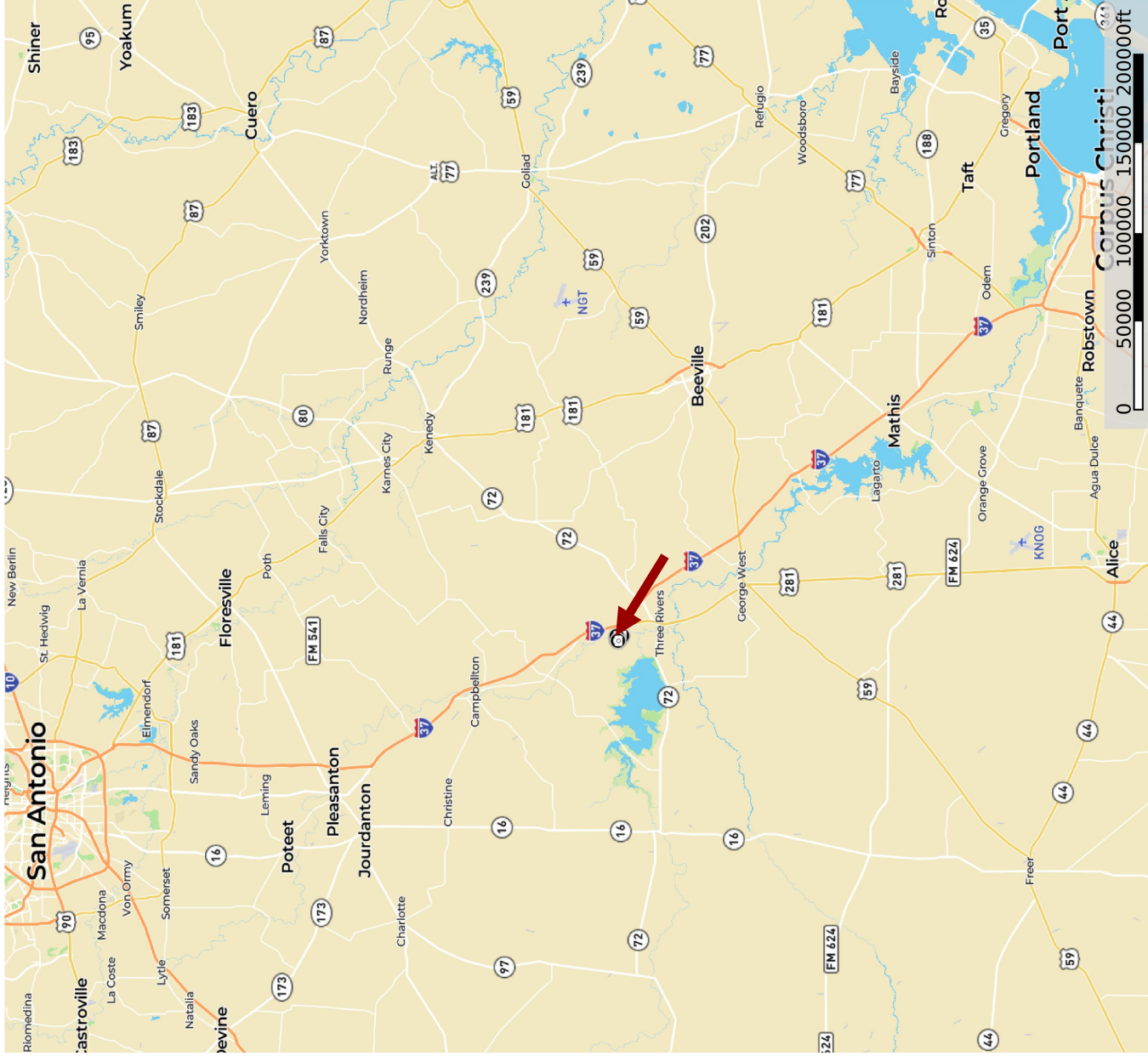
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314.29 Acres - Three Rivers

Live Oak County

Twisted Oak Ranch

Live Oak County, Texas, 309 AC +/-



Trough Photo Point Boundary

Richard Dockery
P: 361-786-2562

www.dockeryandassociates.com

PO Box 459, Three Rivers, TX 78071

The information contained herein was obtained from sources deemed to be reliable. Land id " Services makes no warranties or guarantees as to the completeness or accuracy thereof.

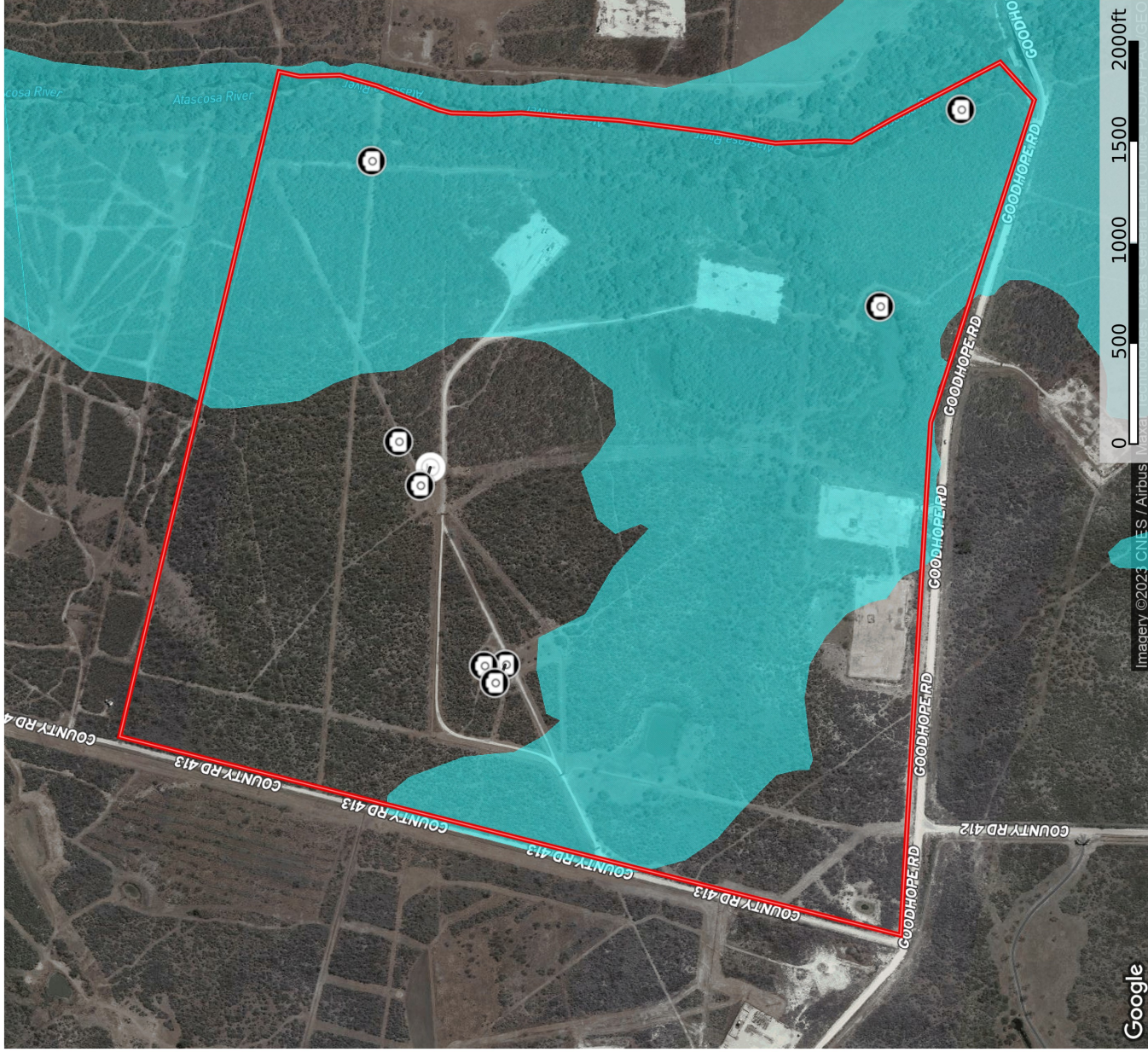
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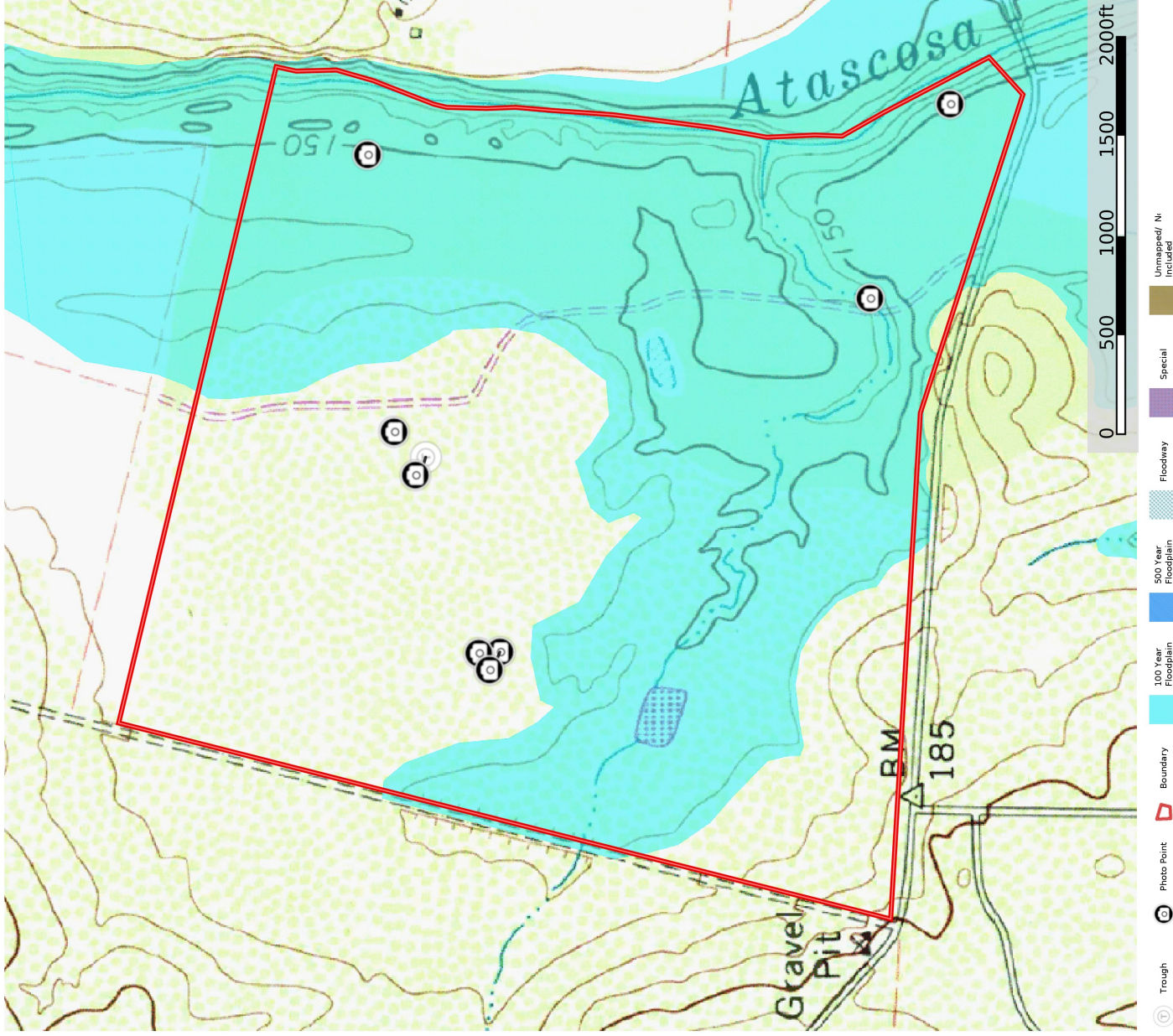
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