

F-4 RANCH

~351 ACRES

Jim Wells County

Ben Bolt, Texas



*“... but the best way to see what God made is
from the back of a horse.”*

~ Charles M. Russell (1864-1926)

F-4 Ranch

The F4 Ranch is approx. a total of 351 acres for sale in Jim Wells County, 14 miles west of Kingsville, TX along FM 2295 and just half a mile from Hwy. 281. It adjoins The King Ranch. The ranch consists of 151 acres of high-fenced native brush and 200 acres of low-fenced cultivated field and has been in the same family for 9 years. It's being offered as a turn-key operation and can be purchased together or separately as either 151 acres or 200 acres.

IMPROVMENTS:

3 br, 2 bath rock home built in 2009 consisting of approx. 1,900 sq. ft.

Galvanized high-fence perimeter surrounding 151 acres

1 closed-in garage

1 +/-20' X 80' covered barn with cement floor

Walk-in cooler

Covered pavilion overlooking pond

Covered dog kennels

2 storage containers

WATER:

1 water well approx. 440' deep which produces about 25 gpm

Two abandoned wells

1—10' deep pond near the house that is stocked with 5 lb. Bass & Tilapia and managed by Herman's Fish Farm. The pond has a float to maintain constant level and also a fountain that serves as an aerator.

Piped water to two water troughs within the 151 acre high-fenced area

14 zone irrigation system keeping the grass around the house and pond well-watered when necessary

There is also another pond within the high-fence that ranges in size depending on rainfall, but can be up to 2 acres in size

1 pond is on the low fence side and the size depends on the rainfall

WILDLIFE:

The F4 ranch has a great white-tail deer herd consisting of about 60 head along with a few Scymator Oryx, Black Buck, and Axis. A 183 B & C Whitetail was taken of the ranch last year. The owner feeds Antler Max protein all year round except during deer season. Hunters can also enjoy Quail and Dove hunting along with great Duck and Goose hunting in the back fields.

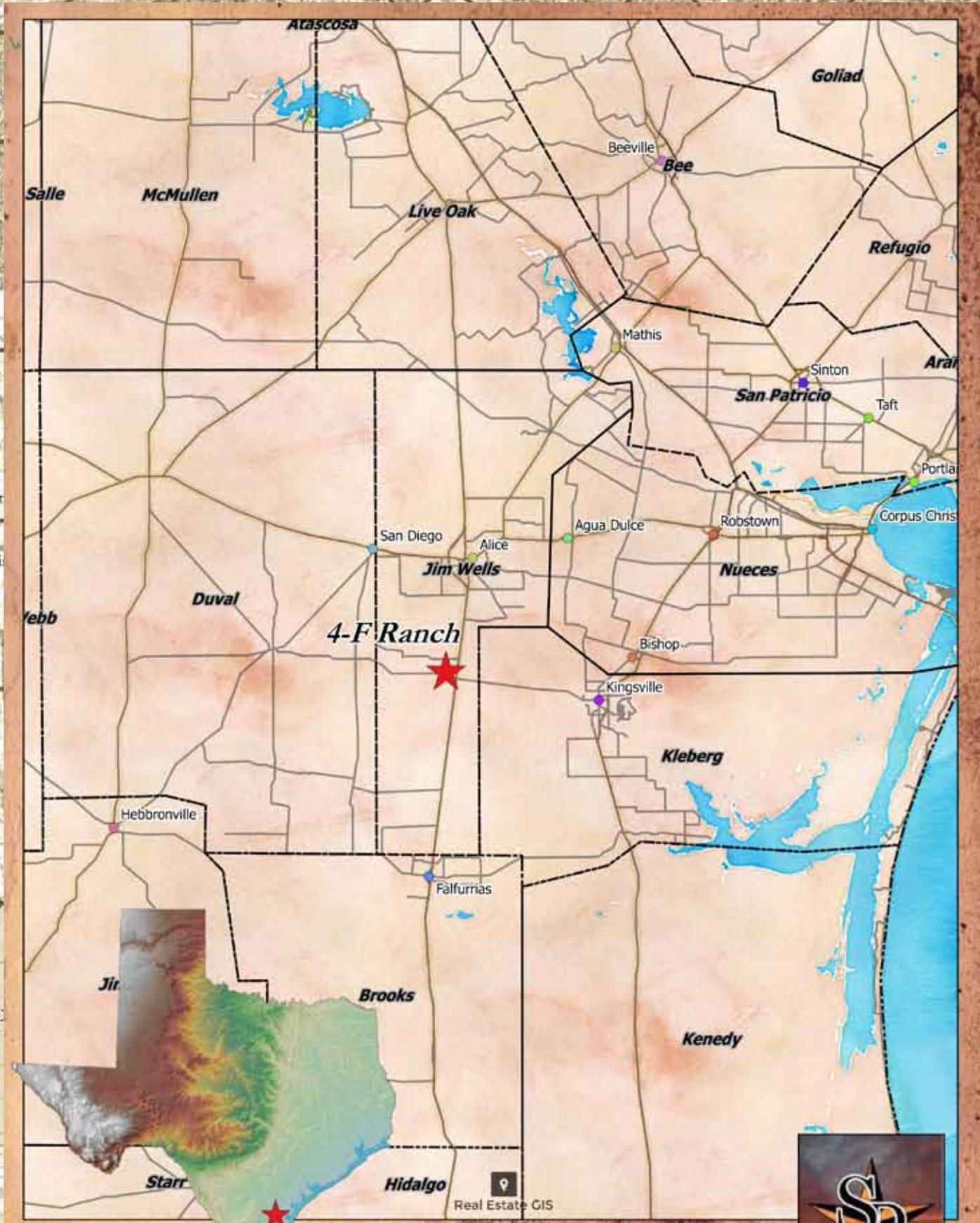
ACCESSORIES TO CONVEY:

4 Atascosa hunting blinds

4 corn feeders

3 protein feeders

Tractor, golf cart, Polaris ranger crew, house furniture, 2 shredders, lawnmower, and trailers.



Real Estate GIS



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F-4 RANCH - JIM WELLS CO, TEXAS

~ 351 acres
JIM WELLS COUNTY
TEXAS
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TEXAS
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Santa Gertrudis Creek

FM2295

SOILS	
5	CZAR FINE SANDY LOAM
6	CZAR FINE SANDY LOAM 3 % SLOPE
10	DELFINA FINE SANDY LOAM
14	EDROY CLAY, DEPRESSIONAL
27	OPELIKA FINE SANDY LOAM
28	OPELIKA FINE SANDY LOAM, DEPRESSIONAL
29	PAPAGUA SOILS, DEPRESSIONAL
31	PAPALOTE FINE SANDY LOAM
47	RUNGE FINE SANDY LOAM



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PROPERTIES**

