CHAPMAN RANCH
TEXAS

~ 148 ACRES
NUECES COUNTY
This property is located 3 miles West of Chapman Ranch TX, 20 minutes south of downtown Corpus Christi. The +/- 148 acres is being offered turnkey. The closest HEB (groceries) is 15 min’s. away, Kings Inn at Baffin Bay (50 min’s), Port Aransas (48 min’s), closest beach on Padre Island (35 min’s), downtown San Antonio (2 hrs)

The Subject Ranch:
The Main Residence is 4,300 sq. ft. with large back porch. Adjoining the main house is an additional +/-2,000 sq. ft. garage with a 2 bedroom, 1 bath Guest House. A 1 bedroom Worker’s Quarters is attached to a 2,000 sq. ft. equipment shop. A 4-stall horse barn with roping arena. Cattle pens and pastures seeded with Kline Grass for grazing. Shooting range and Automated wobble trap

Wildlife/Hunting/Livestock/Fishing
The lakes have in the past been stocked with genetically large bass, large blue catfish, and even a few red fish. The owner is currently unaware of the population of any of these species. Native bobwhite quail have always occupied the ranch, although they have never been hunted. The introduction of trophy whitetail genetics 8-9 yrs ago has enhanced the quality of the native herd of deer. Pictures of some of the bucks can be supplied upon request.

Water
The Reverse Osmosis system can process 4000-5000 gallons per day and storage tank holds 3500 gallons. The property stores 11,000 gallons of well water to supply the R.O. System and water lawns and landscape plants. This tank is concrete sided. The ranch has 6 pastures that range in size from approximately 3-35 acres that are supplied with water troughs for livestock and horses.
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