

CIRCLE 7 ANGUS SOUTH DIVISION

~197 ACRES
NUECES COUNTY
BISHOP, TEXAS

“Land is not merely soil, it is a fountain of energy flowing through a circuit of soils, plants and animals.”

~ Aldo Leopold

Circle 7 Angus - South Division

LOCATION:

The ranch is located approx. 25 minutes from downtown Corpus Christi near Chapman ranch, TX at the end of county road 6 which can be accessed either by CR 51 or CR 53.

DESCRIPTION:

The Circle 7 Angus South Division ranch is approx. 197 acres in Nueces county near the northern border of the Kleberg county line. This ranch consist of approx. 65% native brush and 35% well-maintained pasture land. It is only one property away from the famed Laureles division of the King Ranch.

IMPROVEMENTS:

The ranch has one main building built in 2007 with 4,000 square feet under roof. Both ends of the barn have 1,400 square feet of covered cement which can be used for additional parking or entertainment. There is a very usable efficiency apartment inside the barn with a full kitchen and bath. The remainder of the space is used for typical ranch equipment storage. There is also a small covered pavilion area that can be used for a skinning shed, etc. The entire perimeter of the ranch is galvanized low-fence King Ranch wire. There are also 3 cement low water crossings.

WATER:

This ranch is well watered with 1 good water well providing water to the improvements and also piped water to several of the water tanks. There are 6 ponds on the property with piped water to 3 of them. There is one large storage tank near the well and also a large pila with piped water to it. There is also a drainage ditch that runs through the property and holds water in various locations throughout the year making it easily accessible to wildlife throughout the ranch.

WILDLIFE:

One of the main attractions to this ranch is the opportunity to hunt low-fence free range deer so close to the world famous King Ranch. With the diversity of native brush and pasture land the owner has created along with water all over this ranch, the wildlife is very abundant. Because of the drainage ditch running through the ranch the turkey are plentiful along with whitetail deer, quail, hogs, ducks, and great dove hunting.

MINERALS:

This is a surface sale only. The owner does not own any minerals to convey.

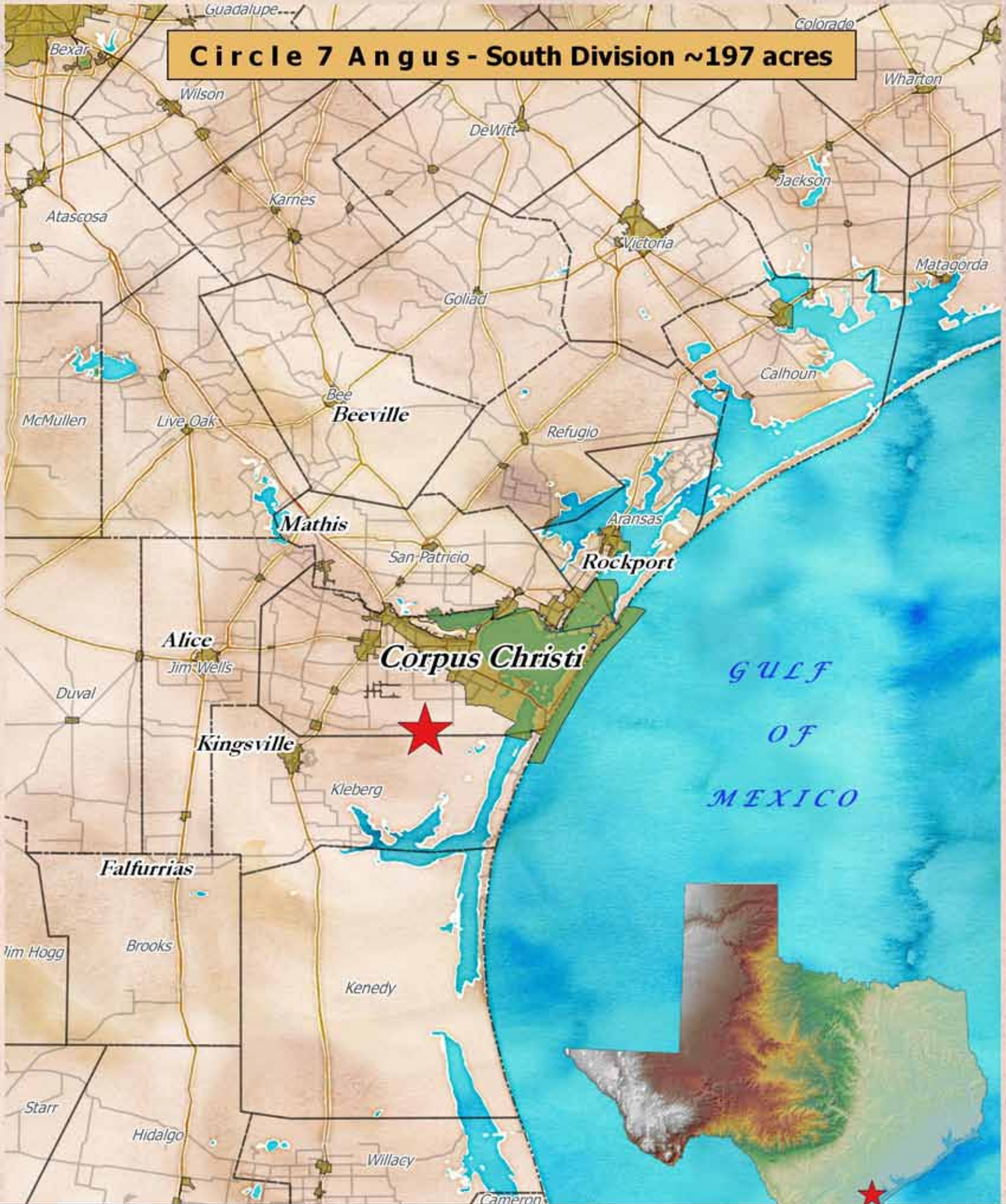
ADDITIONAL LAND AVAILABLE:

There are several hundred acres adjoining this ranch and the King Ranch that might also be purchased.

TURNKEY:

This ranch is being offered turn-key with some ranch equipment along with 22 high-quality Angus heifers.

Circle 7 Angus - South Division ~197 acres



Map holds no warranties express or implied

0 10 20 30 40 50 Mi.

Circle 7 Angus — South Division ~197 acres
AERIAL



County Road 6

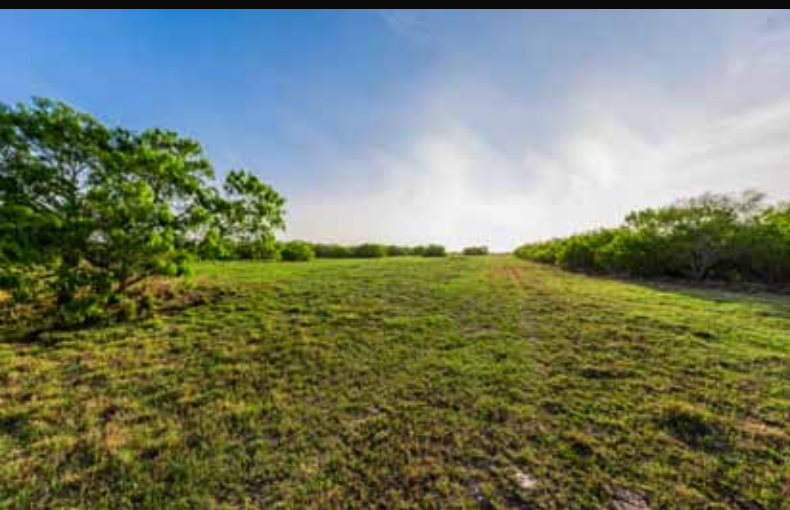


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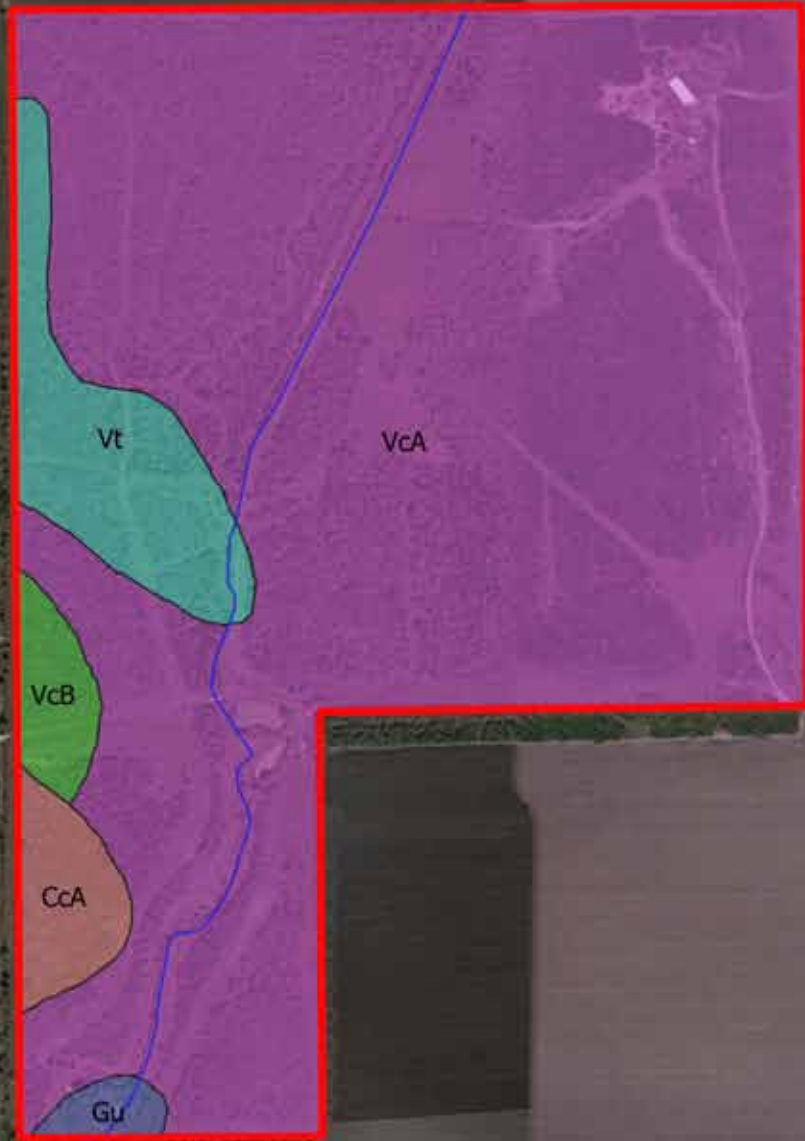
One Inch = 400 ft.

0 500 1000 1500 ft

Stephen Stransky
210-254-7700
stephen@stranskyproperties.com



Circle 7 Angus — South Division ~197 acres
SOILS

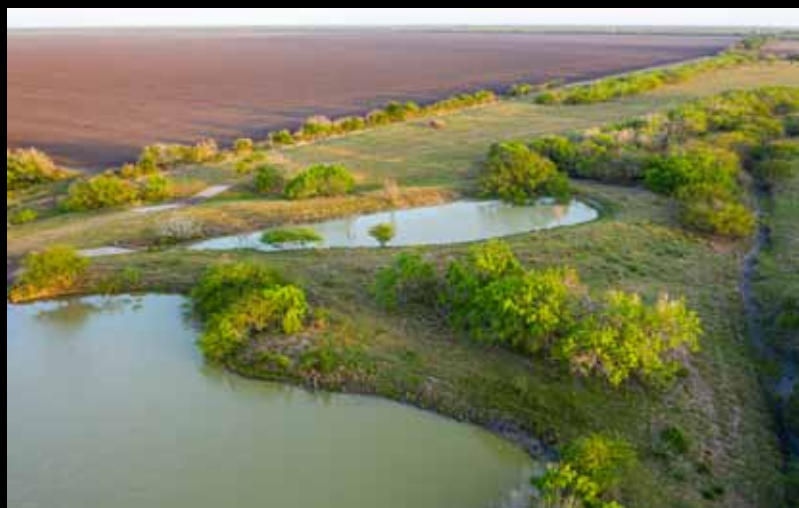


- NRCS - SOILS**
- CcA - CLAREVILLE COMPLEX (RAYMONDVILLE)
 - Gu - GULLIED LAND
 - VcA - VICTORIA CLAY, 0 TO 1 PERCENT SLOPES
 - VcB - VICTORIA CLAY, 1 TO 3 PERCENT SLOPES
 - Vt - VICTORIA CLAY, LOW



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One Inch = 500 ft.
0 500 1000 1500 ft

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STRANSKY
PROPERTIES



Stephen Stransky - Broker - 210-254-7700 - stephen@stranskyproperties.com