

JOBE RANCH

167± Acres // Gonzales County // Gonzales, Texas



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STRANSKY
PROPERTIES

STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT



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The Jobe ranch is 167± acres at the southeast corner of IH-10 east and FM 794 south between San Antonio and Houston. This property has great investment potential given it's ample amount of frontage and visibility on IH-10 east and also FM 794. There are great views with over 70' of elevation change and a mix of trees including post oak and mesquite. There are also large established coastal fields that just need a little weed killing and fertilizer.

HISTORY

This ranch has been in the same family since the 1800's and is being offered for sale for the first time since then. Prior to the Jobe ranch ownership, the ranch was originally owned by HF McKenna, who was a New Orleans shipping tycoon, and then later owned by TW Peirce, who was a Boston Railroad tycoon who formed the Galveston Harrisburg and San Antonio Railway, later known as the Sunset Route that ran from New Orleans to California. Peirce completed the Sunset Route in 1883 by driving a silver spike at the Pecos River rail bridge. The ranch was then purchased in 1883 by I.E. Jobe who owned a general mercantile store in Harwood, TX called Jobe and Lum and has been in this same family ever since.

LOCATION

This ranch is located in Gonzales County and Gonzales ISD approx. 1.5 miles south of Harwood, TX fronting Interstate 10 between San Antonio and Houston and just 9 miles north of Gonzales, TX. It sits at the southeast corner of IH-10 east and FM 794 south with almost 5,000' of frontage on Interstate 10 East and over 3,000' of frontage on FM 794. This property is at the first exit to the east of the Buc-ees in Luling, TX.

IMPROVEMENTS/WILDLIFE

There are no improvements on the property and it is currently under a wildlife exemption.

MINERALS

Seller to retain any and all owned minerals unless negotiated separately from the land sale.

WATER

There is an old water well near the hard corner of IH-10 and FM 794, but no records to verify if it is any good. There is a county water line that runs along the frontage on FM 794. There are also 3 small ponds and several creek drainages going through the property.

EASEMENTS

There are two easements to the seller's knowledge, with one being a Flint hills resource pipeline and the other being a Bluebonnet Electric transmission line.



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