

LOYOLA BEACH RANCH

140± Acres // Kleberg County // Riviera, TX

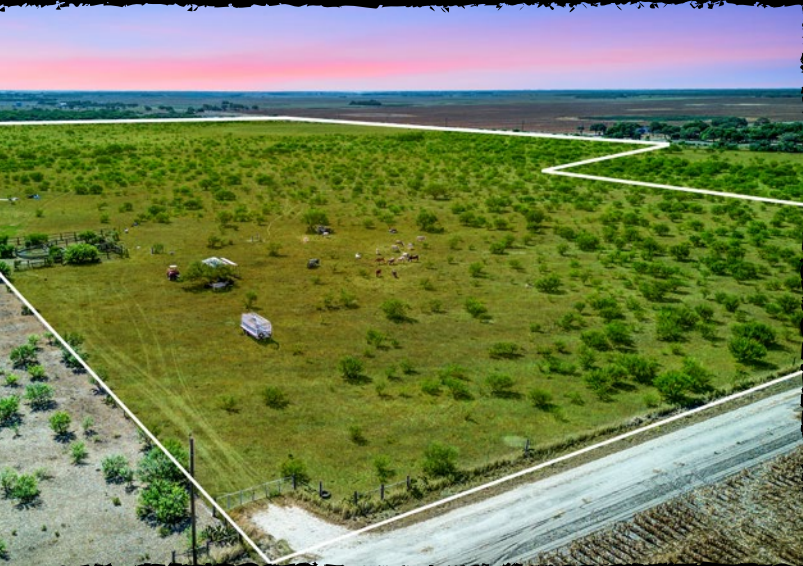


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STRANSKY PROPERTIES

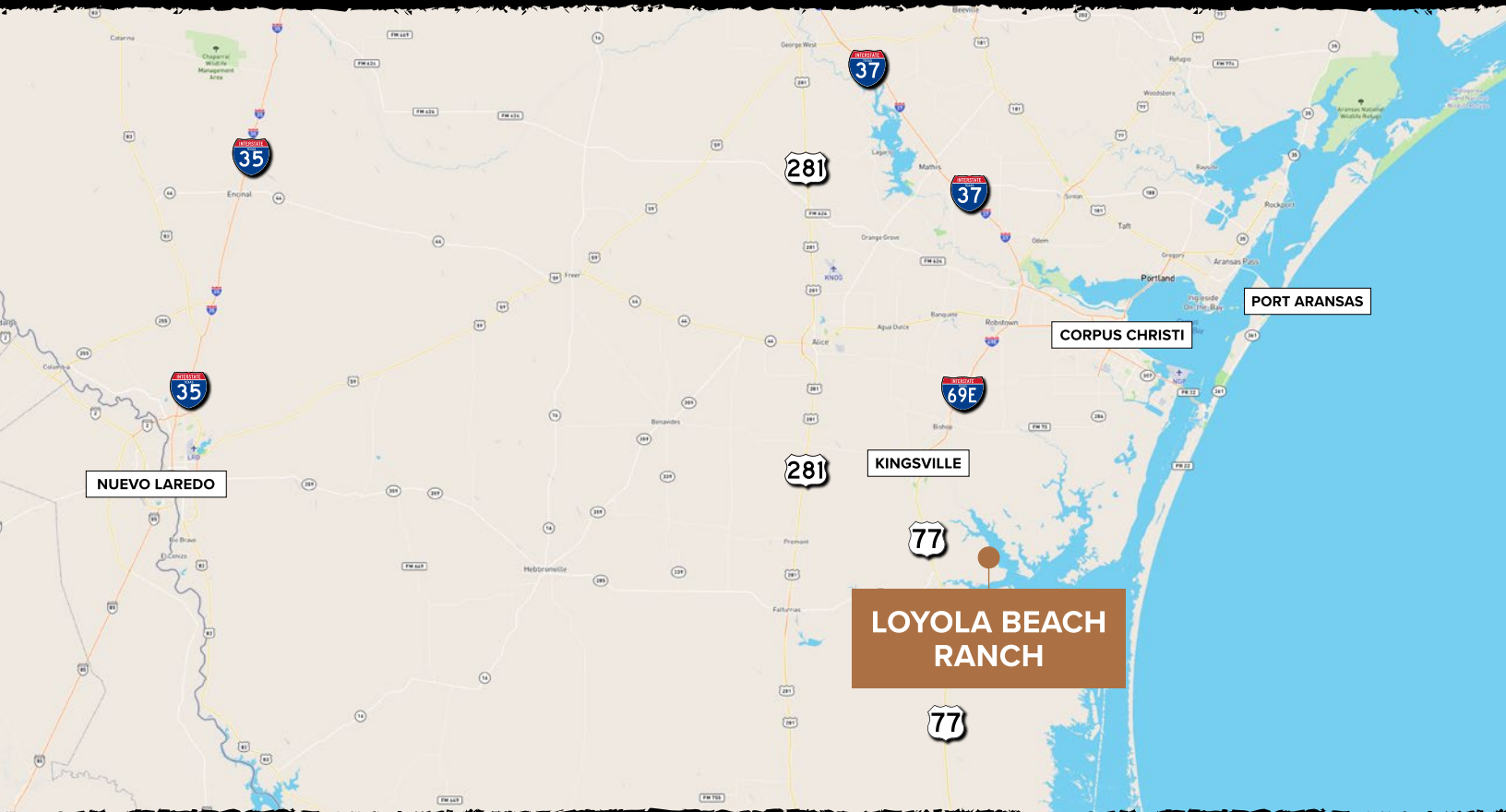
STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT



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This ranch is ±140 acres located only a stones throw away from Kings Inn restaurant and the Brown's convenience store at Loyola Beach on Baffin Bay in Riviera ISD with about 2,000' of frontage on RM 628 and sitting about 10' above sea level. The ranch is mostly level with some regrowth mesquite and 4 low spots that hold water during normal rainfall and would make great tanks for dove and waterfowl hunting.

LOCATION

The ranch does not have a physical address but is at the southwest corner of RM 628 & CR 1140 approx. 7.5 miles east of Hwy. 77 and Riviera, TX in Kleberg County less than 1,000' away from Baffin Bay.

IMPROVEMENTS

This ranch is basically a blank canvas with the exception of some cattle pens and a 40' water trough. The ranch is perimeter fenced and cross-fenced with net wire.

WATER

Water is currently supplied to the ranch by Baffin Bay Water supply corporation.

TAXES/EXEMPTION

The ranch is currently ag exempt with cattle on it and the taxes are approx. \$215 a year.



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