

B-5 RANCH

Mineral, TX | Bee County



± 6 4 8 A c r e s



HIGHLIGHTS



- Improved whitetail genetics - 2/1 doe to buck ratio - 125/130 whitetail total along with some Axis deer.

- 155-160 class, with a few deer going over 200 inches.

- 5 bed 3.5 bath 4,500 sq foot custom ranch home built in 2013

- Detached pool room with pool table, shuffle board, bar and bathroom

- 4 cross fenced pastures

- 2 water wells, each feeding ponds

- 4 Atascosa blinds corn/protein feeders



DESCRIPTION



The B-5 is loaded for end users seeking a recreational ranch with ready to go improvements.

Located just 25 miles North of Beeville, 20 miles South of Kennedy, 15 miles West of Pettus & 7 miles north of Mineral Texas with paved county road frontage on 3 sides.

The improvements on the B-5 Ranch are top notch. The custom built ranch house was constructed in 2013 and is a 5 bed 3.5 bath 4,500 + sq foot home with an office and detached pool room for entertaining.

This high fenced ranch is about as diverse as you could ask for. The pasture is supported by scattered large oaks along with typical south Texas brush. The brush to pasture ratio on the B-5 is 72%-28% and has a good foundation for future water potential with over 1,100 ft of Toro Creek (wet weather), along with two seasonal tributaries that feed Toro excellent for bow hunting. With two established water wells and a strategic water line system, water is supplied throughout the ranch along with the two ponds being supplied with well water.

The whitetail deer on the ranch are flourished with South Texas genetics. Originally started with 20 breed does off the Shiner Ranch, along 4 yearling bucks in 2015. This herd has now grown into an 2/1 doe to buck ratio with an upwards of 125-150 total whitetail. The overall average size on the ranch will range from 155-160 class, with a few going over 200 inches. The majority of the deer are aged around 4-5 years old. The deer on the B-5 are impressive and would make for an excellent family retreat or a commercial operation. The ranch is also home to an axis population of around 20-30 head.

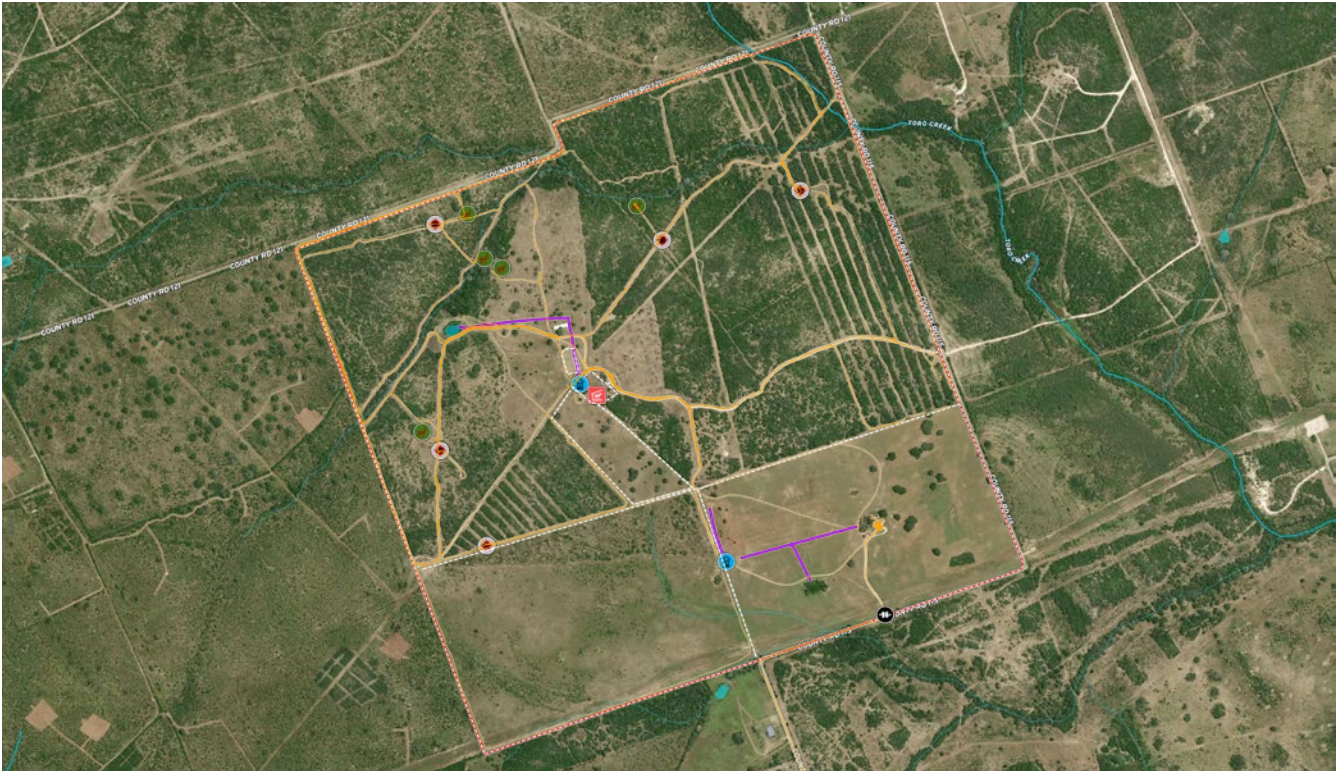
WATER



- 2 Water wells
- 2 surface ponds with supplemental water
- Seasonal Toro Creek frontage
- Scattered water troughs



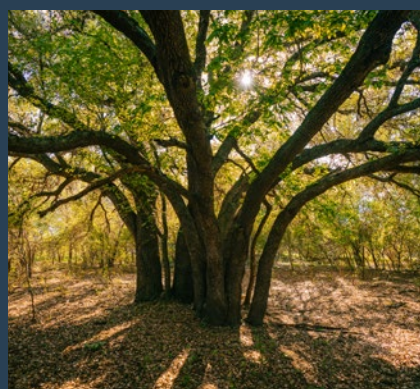
LOCATION



Located just 25 miles North of Beeville, 20 miles South of Kennedy, 15 miles West of Pettus & 7 miles north of Mineral Texas.



LIFE ON THE RANCH



AERIAL MAP

±648

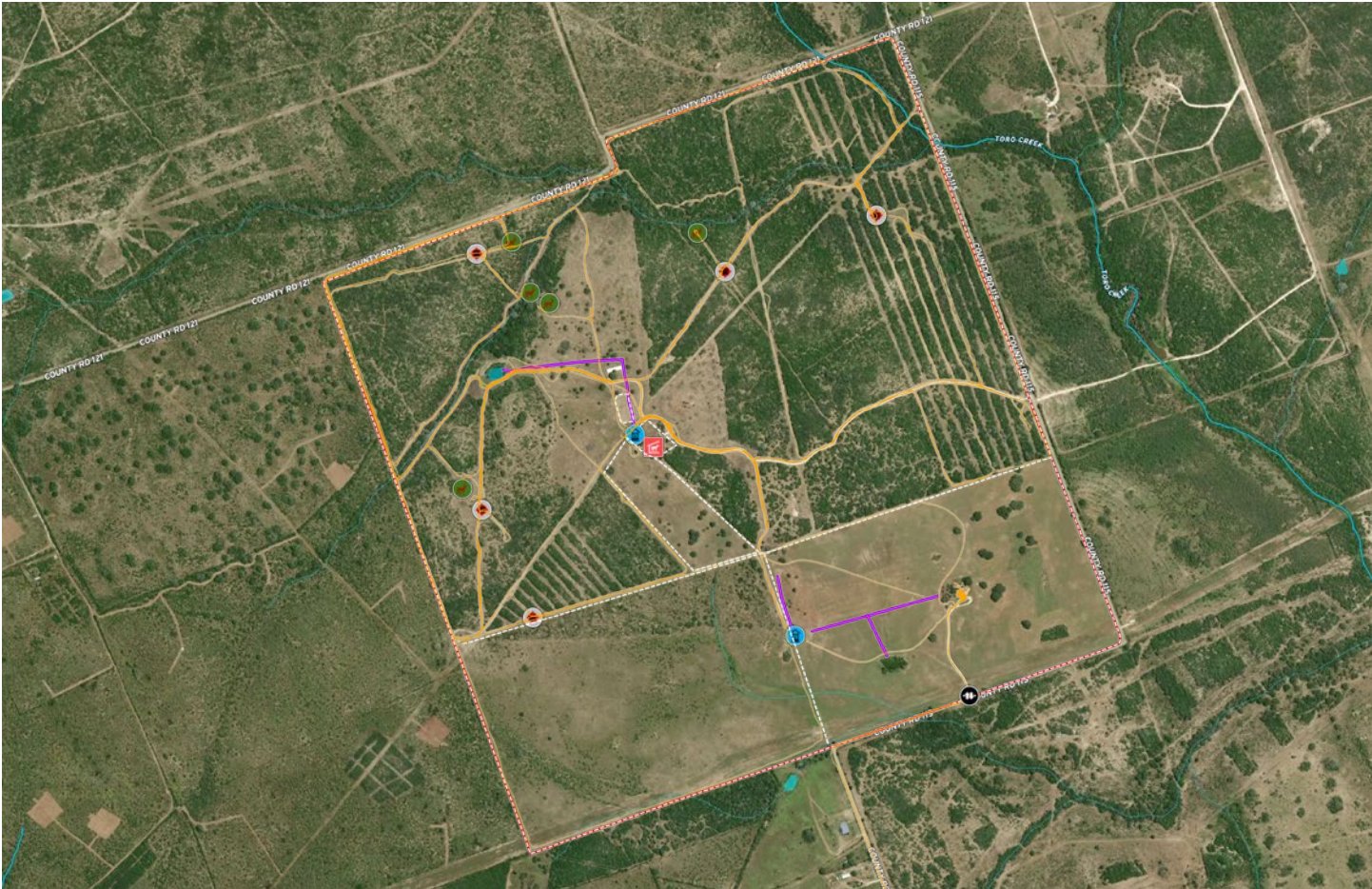
Acres

4500

sq. ft. custom ranch house

3

trophy Whitetail herd



- Horse Stall
- Well
- Blind
- Feeder
- Gate
- Pipeline
- Fence
- Track
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

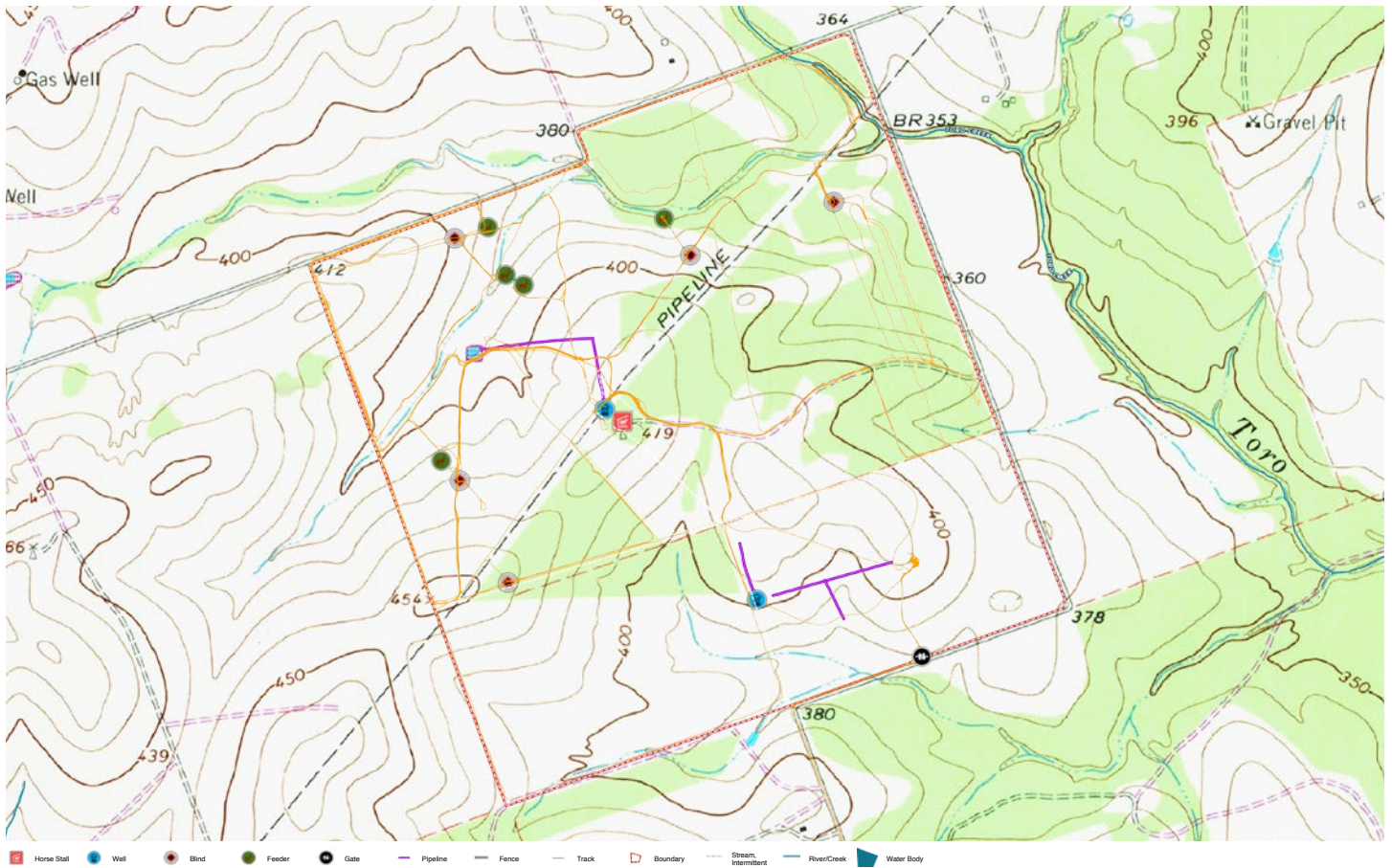
WILDLIFE



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LAND



- High fenced
 - Scattered oak trees with diverse South Texas brush
 - 72-28 Brush to Pasture ratio
 - Road system throughout entire ranch and fence line
 - 4 cross fenced pastures for moving cattle/horses/ bailing hay

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TEXAS LANDMEN

- Our extensive and private client list consists of celebrities, CEOs, foreign and domestic investors, and customers who want it done right.
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Land Consultant

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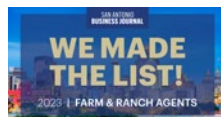
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