



LEON RIVER RANCH

1251 CR 360, Gustine, Tx 76455

278.27 Acres

\$1,349,950



RIVER FRONTAGE | REVENUE GENERATING | 1902 FARMHOUSE | PECAN ORCHARD

The Leon River Ranch is a turn key multi-faceted revenue generating river front property that appeals to both the recreational and agricultural buyer. Miles of river frontage, thousands of Pecan trees, fertile alluvial soils, legacy Live Oaks, and a 1902 built farmhouse all combine to make a truly unique ranch located just two hours from both Ft. Worth and Austin metro areas. The property has over 2 miles of combined frontage on the Leon River (6,500ft) and the South Leon River (6,900ft). The Leon River has year-round flow regulated by the dam at Lake Proctor.

The majority of the 278.27 acres is well maintained river bottom studded with over 2000 mature pecan trees and approximately 60 acres under tillage. The pecan trees have produced up to 100,000 lbs. of pecans with irrigation and 40,000 lbs. without irrigation. The tillable acreage has been used for a variety of different crops including corn, wheat, and triticale. This area could also be used for hay production to provide winter forage for livestock. The total acreage could support approximately 50 cow/calf pairs.

As you leave the river bottom to the west one finds a gentle upslope to the farmhouse which is about 60' above the bottomland. This area has many majestic Live Oaks scattered about on this hilltop. The Live Oaks surrounding the house provide a great balance of beauty and protection from the county road. The home site is fenced out of the remainder of the property making easy access to the house without opening a gate. There is approximately 5100 feet of frontage along CR 360 with multiple gates to access the property.

While the agricultural production impacts the property there is still ample cover for wildlife. The river serves as a natural travel corridor for wildlife with Whitetail Deer, Turkey, and feral hogs frequently observed on the property. For the buyer interested in deer hunting there are several good areas to set up blinds and feeders.

The current owner leases all the agricultural production with no monetary input on his part which results in a good amount of profit. A buyer who was interested in owning and operating this property stands to make a considerable profit to offset the cost of ownership. See broker for more details on the income generation. The property is currently qualified under the Agricultural tax valuation.

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If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed.

Equal Opportunity Housing Provider.



John Melnar

Broker

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WATER

River Frontage

47 acre-feet Water Rights

6 acre Slough

1 Well

TREES

Pecan, Live Oak, Burr Oak, Red Oak, Cottonwood, American Elm, Cedar Elm, Hackberry and Mesquite

SOILS

Lamkin Clay Loam, Frio Clay Loam, and Deleon Clay

GRASSES

Native, Improved

WILDLIFE

Whitetail, Feral Hogs, Turkey, Ducks

UTILITIES

Well On Site | Electricity On Site

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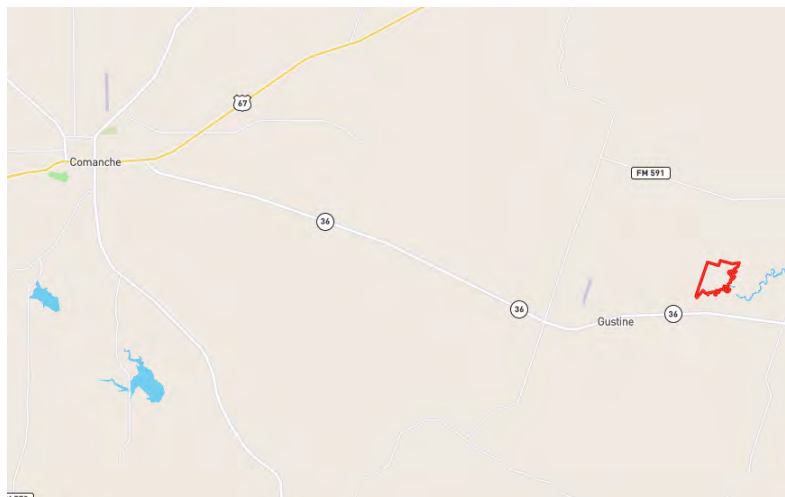


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LOCATION

Comanche County

3 miles to Gustine, 19 miles to Comanche, 25 miles to Hamilton, 90 miles to Waco, 101 miles to downtown Ft. Worth, and 133 miles to DFW International Airport

DIRECTIONS

From Comanche, head south east on State Hwy 36 for 12.1 miles. Turn left on County Road 360 for 2.2 miles. Property will be on the right. Do not enter the property without permission.

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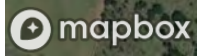
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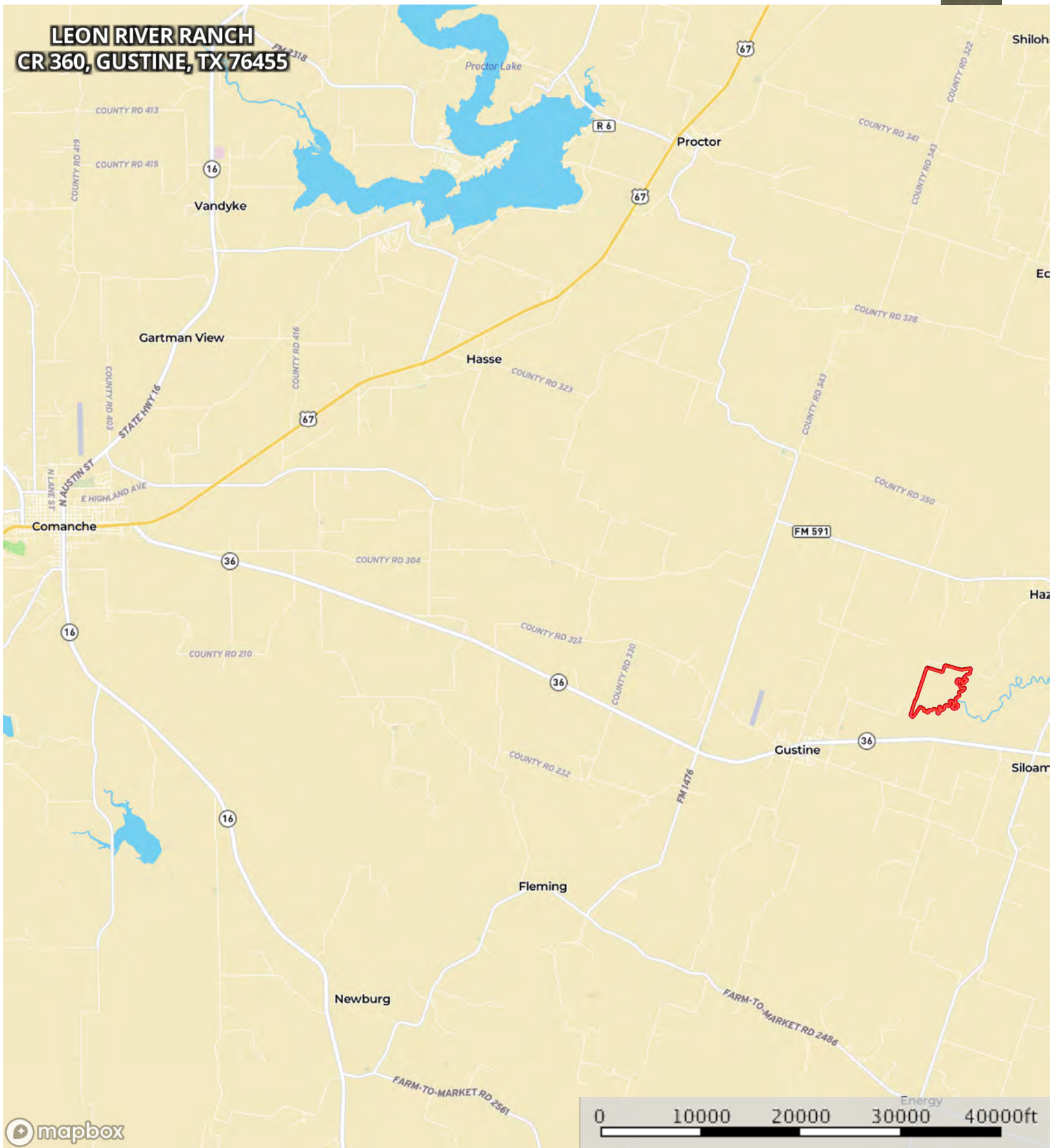
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Boundary

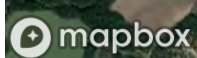
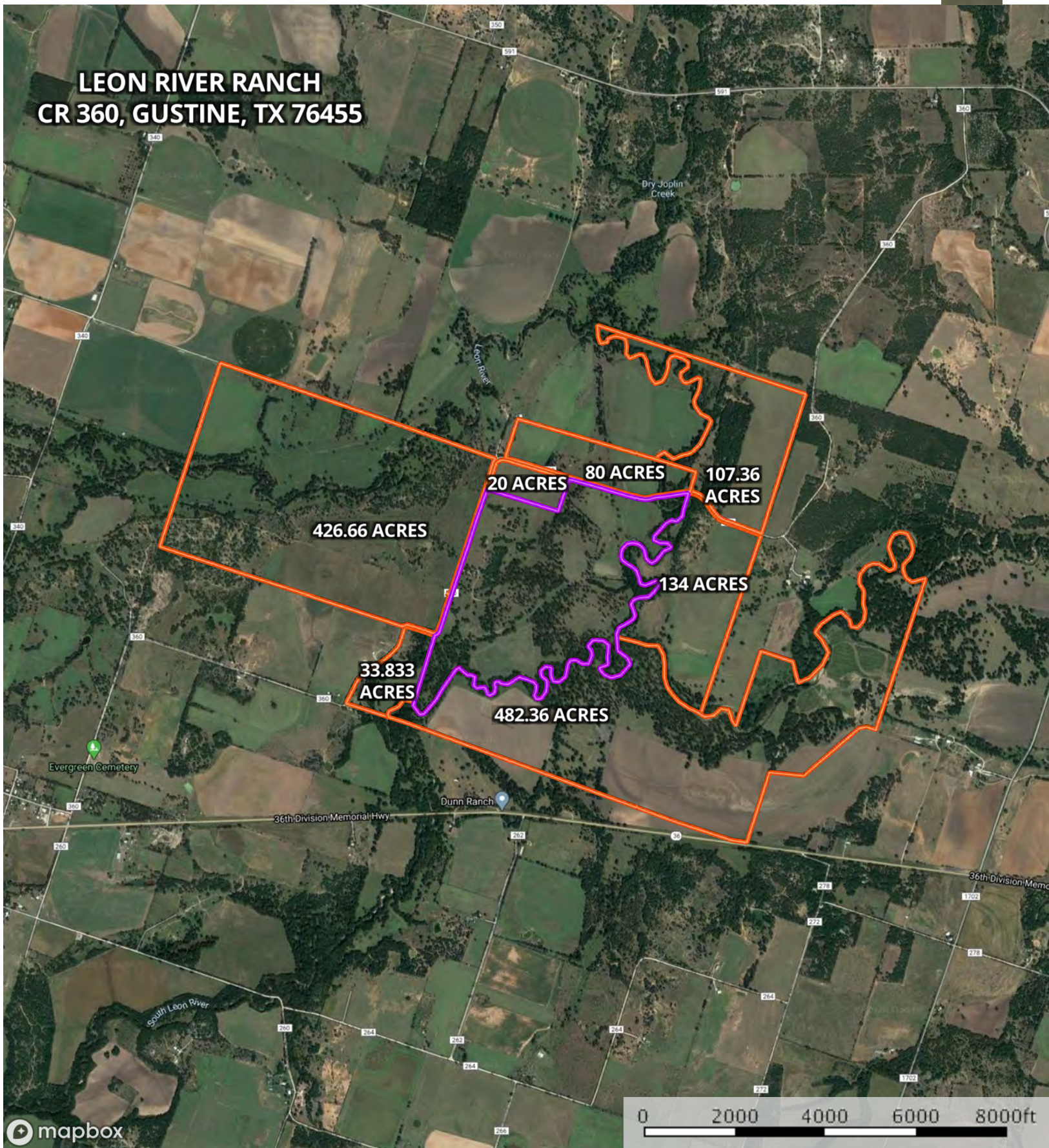
Location
Comanche County, Texas, 278.27 AC +/-

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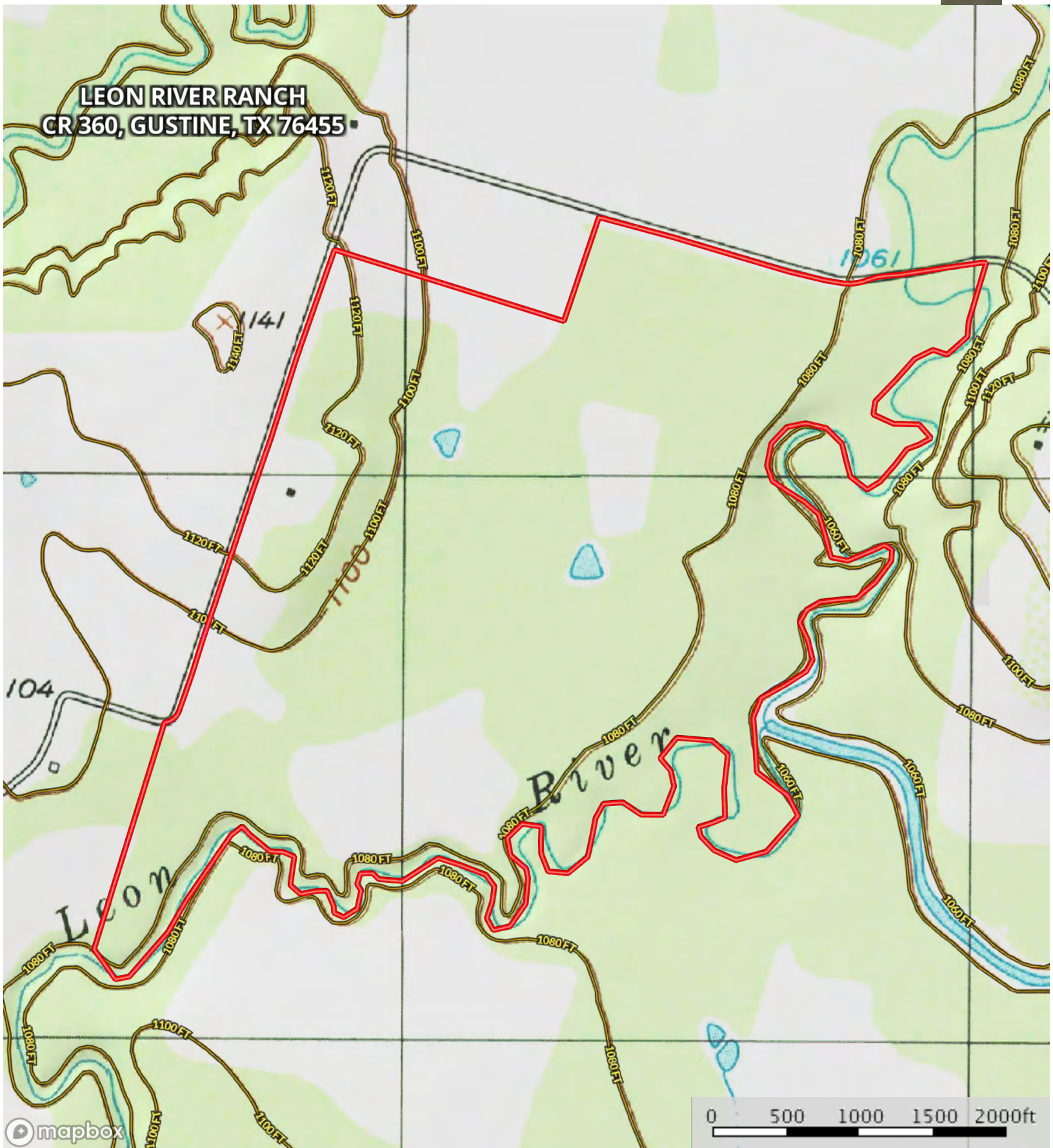
Boundary

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- ▮ Subject Property
- ▮ Neighbor Boundary
- ▮ Boundary

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Boundary