



Venado Blanco Ranch

235 FM 99 Whitsett, TX
128 Acres | \$ 1,099,999



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Property Description

The property is 90% native brush with large bull mesquites and 10% open pasture. Under the mesquites are all the desirable high protein brush species that provide excellent forage for whitetail deer. The 127 acres has over 70' of elevation change ranging from 310' to 240'. This rolling topography provides multiple locations with long range views. The entire perimeter can be driven and there is an expansive network of trails and sendero through the property. There is a 0.5 acre pond on the east side that has held water constantly even during this recent drought period. Whitetail Deer, Rio Grande Turkey, Javelina, Bobwhite Quail, Whitewing Dove, Mourning Dove, and feral hogs all frequent the property. The owners have observed multiple Leucistic (Piebald) whitetail deer during their ownership including a buck that is currently entering his third year.

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Improvements

The 1500 sq. ft. barndo has 3 bedrooms and 2 baths, a large open living and kitchen area with an island, stained concrete floors, a wraparound porch, and central HVAC. Stepping off the back porch onto a concrete walkway you'll find a fire pit to sit and enjoy starry nights and possibly an adult beverage. Opposite the house is a 20'x 40' barn with dual roll up doors and a lean-to that serves as additional coverage parking and a game cleaning area with a hoist.

The entire camp area is fenced with netwire from the remaining acreage as well as adjacent 1-acre paddock. The perimeter fencing is typical 5-strand barbwire in good condition. Water is supplied by McCoy WSC in addition to a water well that recently had a new 1hp pump, wire, and control box installed. This well produced 10-12 GPM.

With an acceptable offer, the following will be included with the sale will be two Polaris Rangers, a 25 HP tractor with loader and shredder, two all metal TWS 5x5 tower blinds, 4 corn feeders, an array of tools, and most residential furnishings in the cabin.

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GRASSES

Texas Grama, Plains
Bristlegrass, Texas
Bristlegrass, Texas
Wintergrass, Coastal
Bermuda, KR Bluestem,
Threeawn, and Bufflegass

TREES & BRUSH

Mesquite, Hackberry, Huisache,
Granjeno, Lotebush, Narrowleaf
foresteria, Brazil, Guayacan, Texas
Persimmon, Agarita, Twisted
Acacia, and Lime Prickly Ash

OTHER SPECIES

Prickly Pear,
Tasajillo, Cowpen
Daisy, Western
Ragweed, Yellow
Indian Mallow,
Texas Croton, Lazy
Daisy, and Lantana

WATER

Water supplied
by McCoy WSC,
Well on property-
producing approx.
10-12 GPM

UTILITIES

Electricity and Septic on
property

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SCAN HERE TO VIEW MORE OF
VENADO BLANCO RANCH

Location

Live Oak County

4 miles from Whitsett, 5 miles to I-37, 18 miles to Three Rivers, 20 miles to Tilden, 28 miles to George West, 32 miles to Pleasanton, 65 miles to San Antonio, 88 miles to Corpus Christi, 72 miles to the San Antonio International Airport

Directions

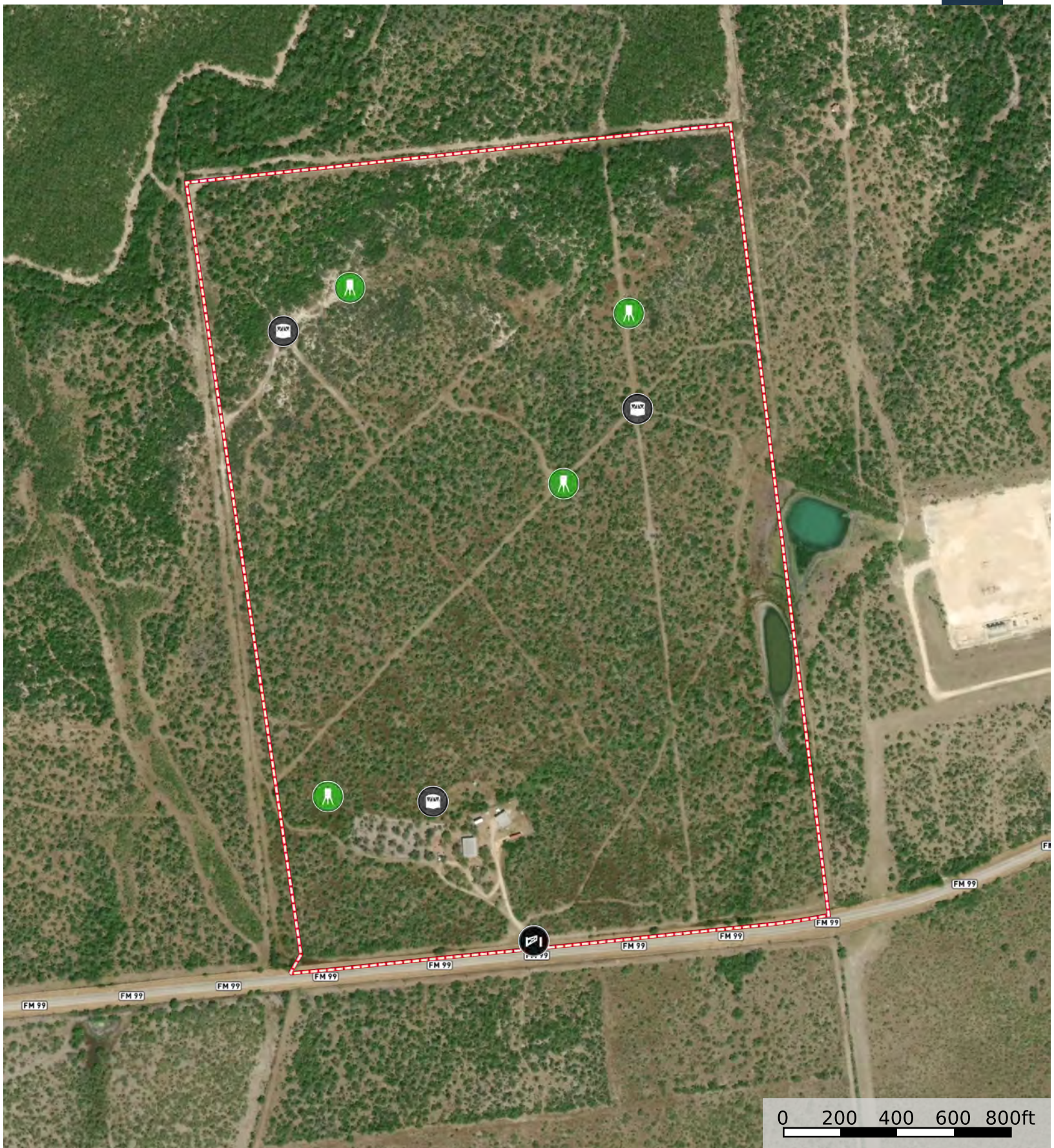
From the north, take I-37 south, exit FM 99, go west for 5 miles, and the property will be on the right. From the south, take I-37 north, exit Alt-281 to FM 99, turn left and go 4.1 miles, property will be on the right.

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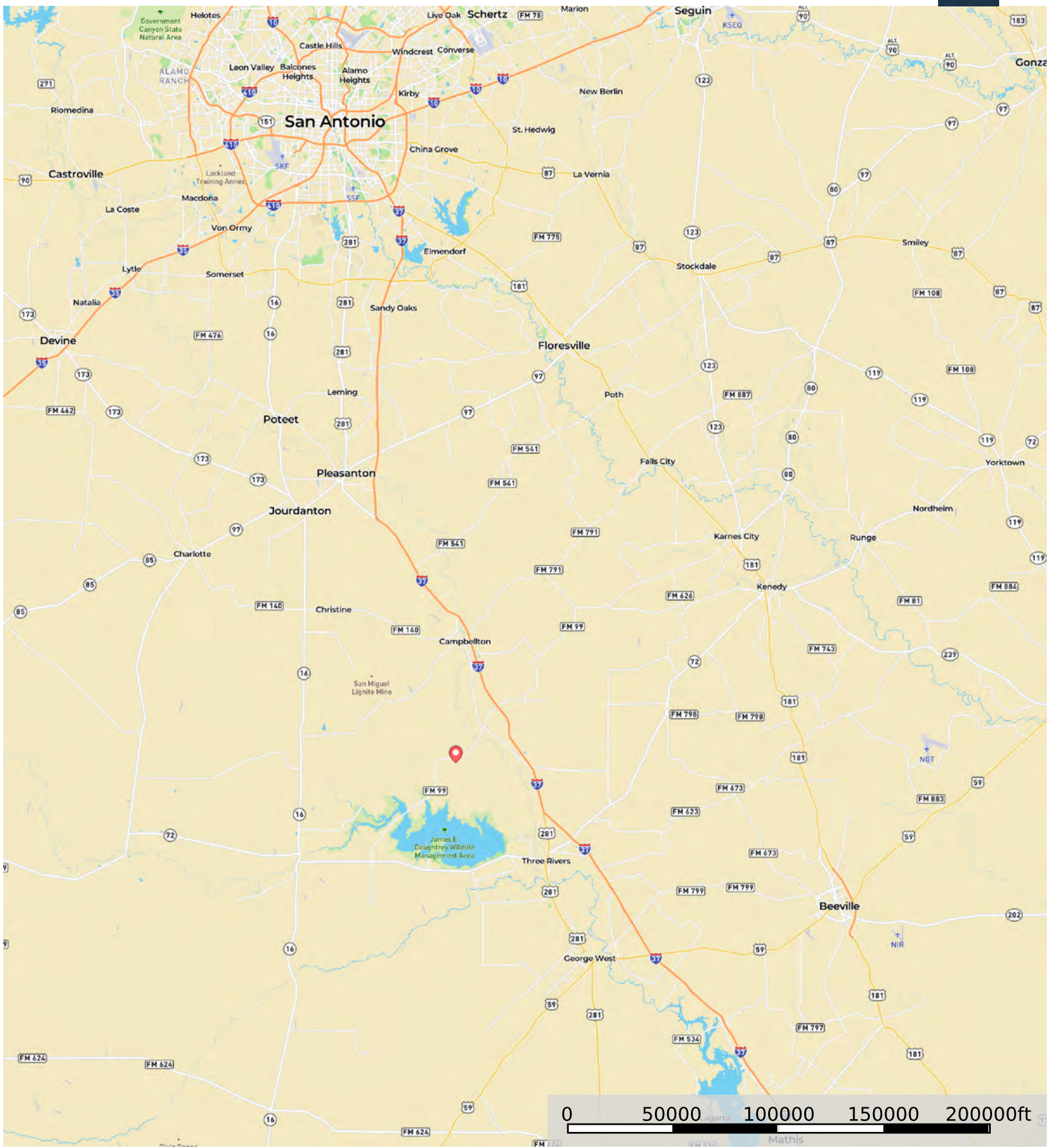




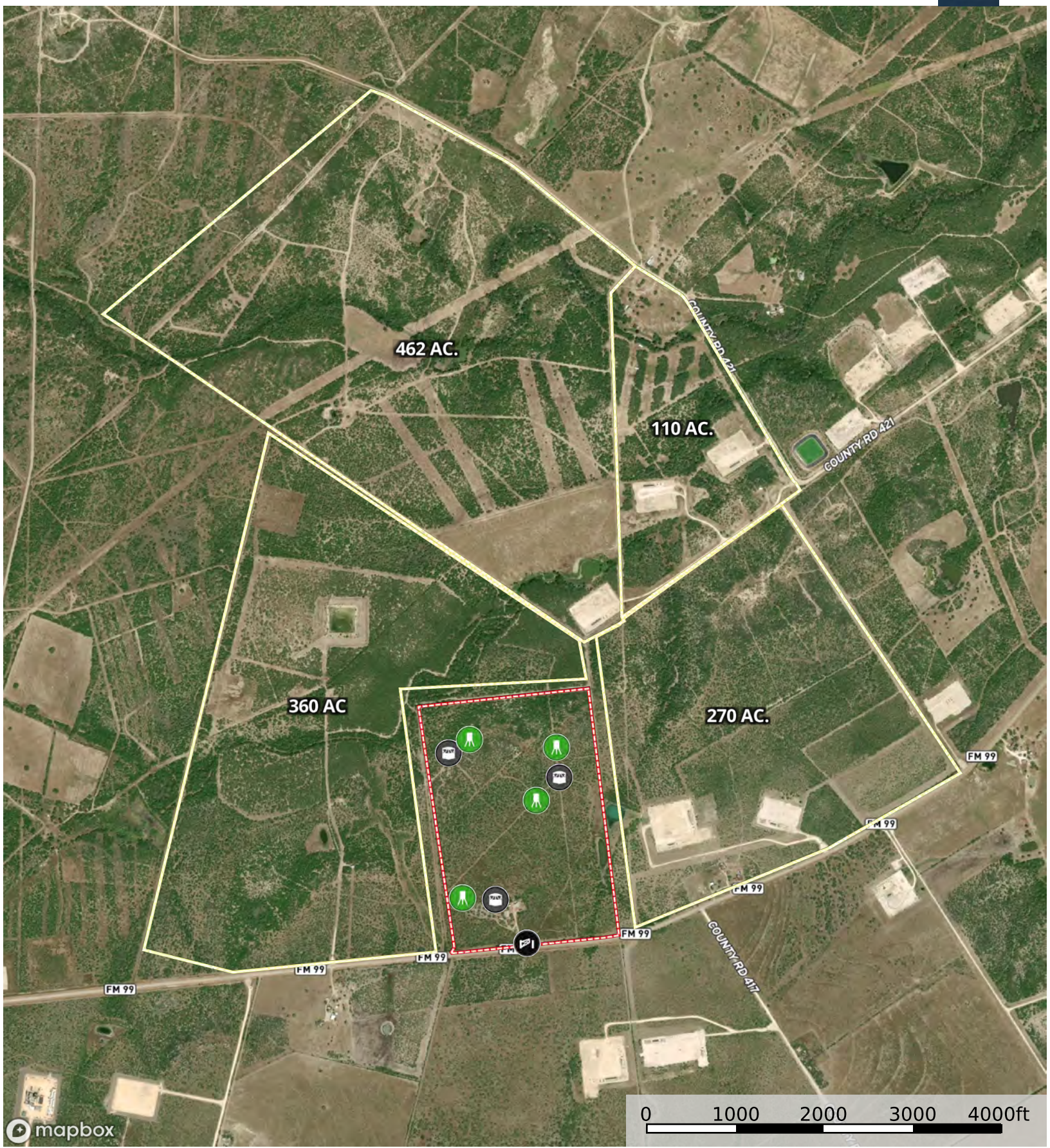
- Gate
- Feeder
- Blind
- Boundary



- Gate
- Feeder
- Blind
- Boundary



Marker Boundary



mapbox

- Gate
- Feeder
- Blind
- Boundary 1
- Boundary