

231.00 ACRES

GONZALES COUNTY

LOCATION: This place lies about 2 miles southeast of Nixon with about 3,360 feet of frontage on the southwest side of Gonzales County Road 170. Nixon is located southeast of San Antonio on U.S. Hwy. 87 about 41 miles from Loop 410, or, one hour from the San Antonio International Airport. (See map.)

GENERAL: The property is very accessible with good road frontage. Overlooking the big stock tank are a couple of excellent homesite locations. The property has good potential for a hunting, recreation, or cattle ranch.

TERRAIN: The terrain is gently rolling with the land draining to a wet weather creek traversing the property which drains to the southwest. Elevations range from a high of about 353 feet above msl along CR 170 on the northeast boundary to a low of about 305 feet above msl in the south corner. Generally, the elevation difference from the high to the low is about 40 feet. (See topo map.)

VEGETATION: Much of the property has been cleared with scattered larger mesquite; however, there is a sizable area surrounding the large tank which has thicker regrowth mesquite brush. The native brush is mostly mesquite. The place has a great cover of grasses. These include King Ranch bluestem, silver bluestem, gordo bluestem, coastal bermuda grass, native bermudagrass, Texas wintergrass, native ryegrass, green sprangletop and sideoats grama.

IMPROVEMENTS: The property is perimeter fenced and cross fenced into two pastures. The pastures are about 167 acres and 64 acres each. There is a set of metal working corrals on the north end near CR 170 and the water well location. Fences are mostly in good condition.

WATER WELLS: There are two water wells. One water well is located at the working corrals and one is located in the southeast corner near the middle sized stock tank. The water well near the working corrals near CR 170 was probably drilled in about 1991 and would likely be equipped with a ½ hp, or 1hp submersible pump set at about the 200 feet depth. This is purely speculation. The water quality in this well is good for cattle; however, the water from the equipped well would need a reverse osmosis system to be potable water. The second well located near the southwest corner in an area of low elevation in normal times is an artesian well producing probably one gallon per minute. At this writing, 10-5-11, the water level in this well stands in the well bore at about 8 feet below the surface and of course is not flowing artesian. This water level drop is probably due to this extraordinary drought. Both of these wells were probably drilled into the Queens City strata. The Queens City water strata is thought to be from the surface, 125 to 400 feet deep.

STOCK TANKS: There are three stock tanks. The largest one, possibly five acres, or more in size when full is located in the north central part of the place. A second tank, probably about one-quarter acre in size is located near the southwest corner and has the well flowing into it which normally flows artesian (but is presently not flowing) so this tank is presently dry. The third and smallest tank which has gone dry in the past is located very near CR 170. (See maps.)

UTILITIES: Power supplied by Guadalupe Valley Electric Co-op is to the transformer and electric meter located at the water well/corrals and along C.R. 170. Buried telephone line is along C.R. 170.

SOILS: The soils are mostly a deep clay loam and very fertile.

MINERALS: This sale is to be surface only. The sellers will include a Surface Use Agreement with any oil and gas lease made. This Surface Use Agreement should have guidelines protecting the surface as much as possible with provisions for compensating the surface owner for surface use and damages.

WILDLIFE: There are deer, feral hog, turkey, dove and other small game in the area. The stock tanks are good game attractors. Dove hunting should be really good because this immediate area is a natural dove flyway. The stock tank could be a great fishing tank.

TAXES: The property is taxed "Ag Use". The 2010 ad valorem taxes totaled about \$520. The property lies in the Nixon-Smilely School District.

PRICE: \$2,900 per acre, cash to seller. The owners will consider selling the property in two tracts at a higher price. The property could be purchased in two tracts, the 64 acre pasture and the 167 acre pasture at a higher price. (See aerial photo.)

NOTE: The above information has been deemed correct, but is not guaranteed and is subject to changes, corrections, and/or withdrawal from the market without prior notice. Seller makes no representations, warranties or disclosures as to the property except as to title. The property is sold "as is, where is" with all faults and without warranty, representation, or guaranty, express or implied, as to the condition or fitness of the property.

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