



# HARDYS SANDY CREEK RANCH

1,581 Acres in Lavaca County

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## LOCATION

This 1,581 acre ranch is located less than 100 miles Southwest of Houston, 25 miles North of Edna, and 20 miles South of Hallettsville, in Lavaca County, Texas. It is located off of CR 14, and is accessed by 2 separate 60-foot owned, fenced, gravel access roads. There is also an unused easement through the neighbor on the east to access this ranch.



## VEGETATION

The ranch is covered in hundreds of beautiful monster live oaks, and there are also many big pecan, elm, hickory, and sycamore trees along the Hardy's Sandy Creek bottom. The native brush is typical of the Texas coastal plains, including post oaks, yaupon, and Texas beauty brush, among many others. There are 2 fenced (hog proof) food plots that are approximately 4-5 acres.

## TERRAIN

The terrain is extremely diverse, ranging from creek bottoms and drainages to gently rolling hills. There is 1.4 miles of seasonal Hardy's Sandy Creek along one of the boundary lines and 1 mile of the Bear Branch, providing excellent habitat for wildlife in the bottoms. The ranch primarily has sandy soils throughout, with darker clay-type soils in the lower areas. The ranch is heavily wooded except for approximately 180 acres that was once in rice production, but part of it is now converted into a Ducks Unlimited Project.



## HUNTING

This is a fantastic combination hunting ranch, with an abundance of whitetail deer, turkey, hogs, dove, ducks, and geese. The owner has been strictly managing the deer herd and feeding protein for 10 years, and several deer in the 140's have been killed. There are many turkey roosts in the big timber along the Sandy Creek bottom. In the winter months, the duck hunting is phenomenal on the ranch's 2 shallow waterfowl lakes, and 3 other deep ponds. An array of duck species can be hunted, including: pintail, gadwall, wigeon, teal, golden eye, spoonbill, bufflehead, red head, mallard, and wood duck. The 3 deeper ponds are stocked with catfish and bass.



## WATER

There are 2 shallow waterfowl lakes, designed by Ducks Unlimited, that are approximately 25-30 acres each. These lakes could easily be doubled in size, and are filled by the ranch's irrigation well that produces 1,400 GPM. The well was drilled and pump installed in 2008. There are also 2 ponds that are 3 ac and 6 ac, that are fed from the irrigation well. There are 3 other small ponds. The Hardy's Sandy Creek, Bear Branch, and other creek drainages on the ranch will hold pockets of water. Besides the irrigation well, there are 7 water wells on the ranch, 1 is equipped with a solar pump.



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## IMPROVEMENTS

There is a nice 3-bedroom, 2-bath doublewide trailer home that sleeps 8 to 10 people. The home has an aerobic septic system and a sprinkler system for the yard. All the furniture, a gun safe, lawn furniture and swings, kitchen appliances, yard equipment, and home accessories are included in the sale, except for personal items. The home is fenced in, and has spacious front and back porches, with a built-in stone fire pit. They have a hard phone line and satellite TV at the home. There is a 12 x 14 metal storage building, a 3-stall horse shed, and a deer processing station on a concrete slab with hoist, lights, and running water. There is electricity at several places on the ranch. The perimeter and interior fences are 5-strand barbed wire fences and are in good condition. There are nice gravel roads throughout the property. Also included in the sale: 4 trough regulated protein feeders (500 lb, approx. 8 tons of protein fed per year); 8 free choice protein feeders (300 lb); 9 corn feeders (300 lb); 9 two-man executive ground blinds; 3 ten-foot tower blinds; 2 hog traps.

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## MINERALS

No No minerals to convey. There are 5 producing oil wells on the ranch. The owner has a strict and comprehensive surface protection agreement with the production company. A copy can be provided. The production company has taken extreme care to maintain the natural beauty of the ranch. They have also provided a great source of both road construction and maintenance for a minimal presence.

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**PRICE:** \$2,700/acre. Owner Financing Available.

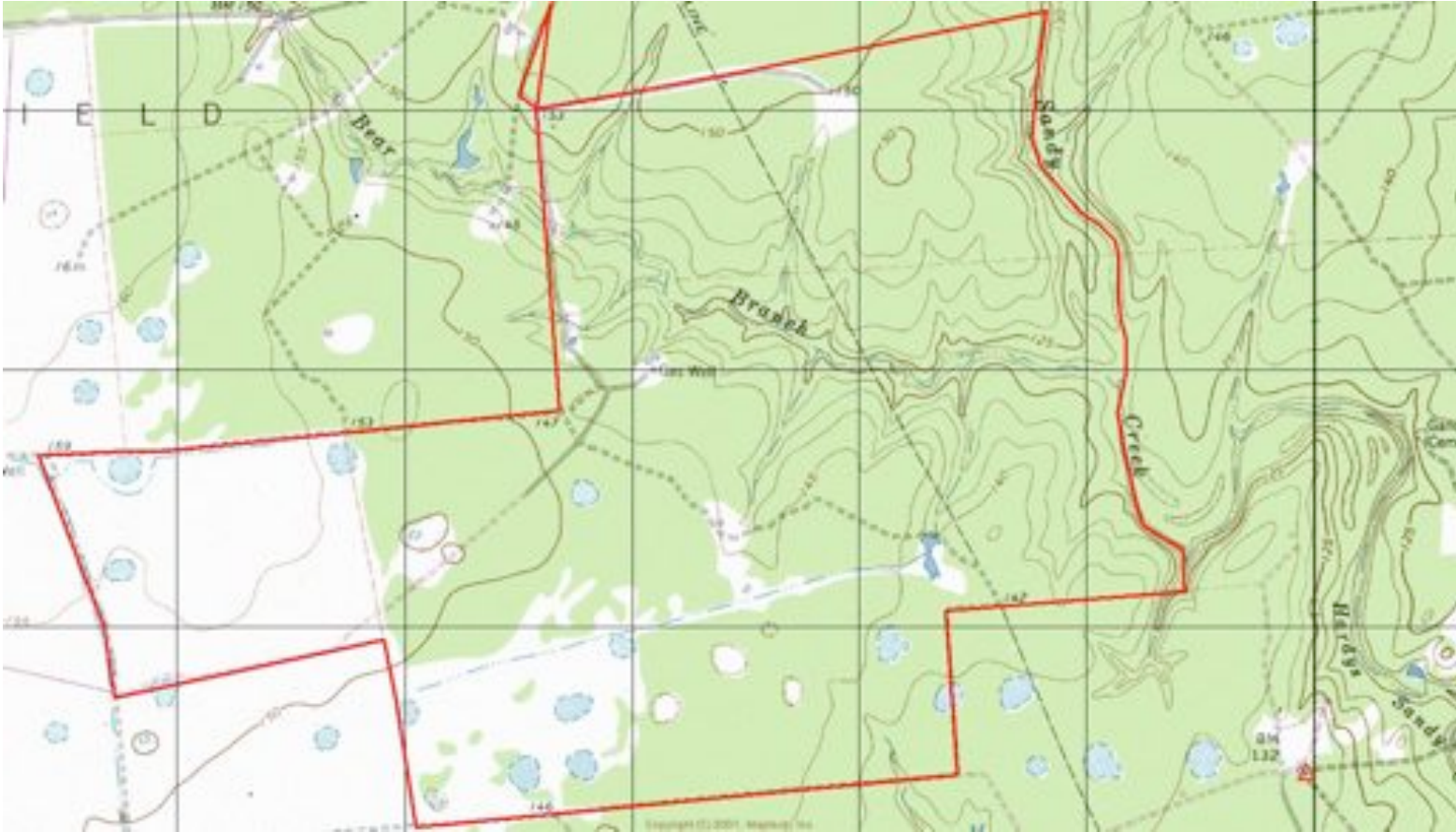
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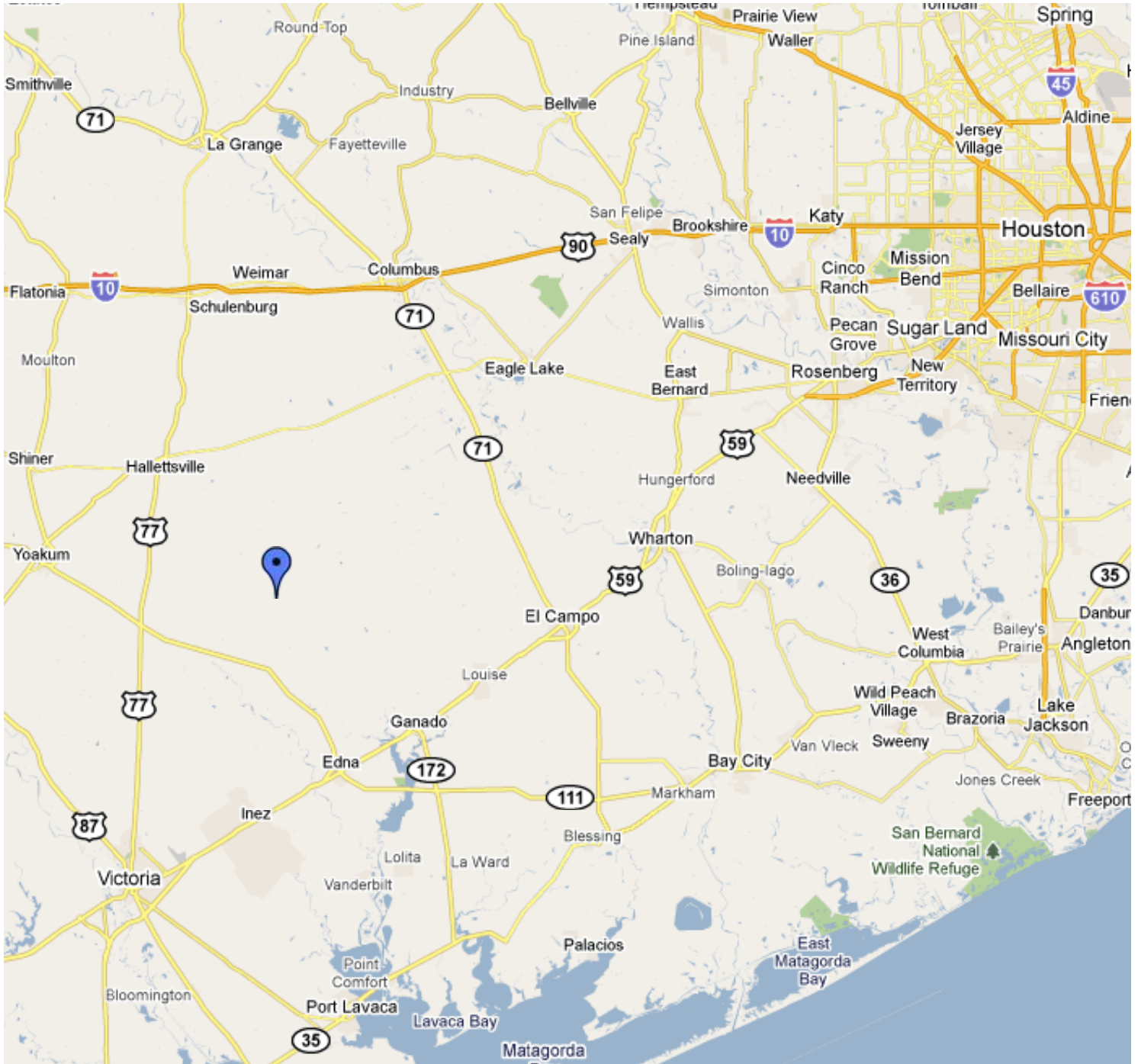
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# Great Location Between Houston and Victoria

Convenient Access from I-10 or Hwy 59

20 Minutes to Hallettsville or Edna

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