



Protecting Clients. Conserving the Land.

West Powderhorn Ranch

10,016 +/- acres, Calhoun County



James King, Agent

Office 432-426-2024

Cell 432-386-2821

James@KingLandWater.com

King Land & Water LLC

600 N. State Street, Fort Davis, TX 79734

www.KingLandWater.com

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Location

West Powderhorn Ranch is located along the Texas Gulf Coast in Calhoun County between Port O'Connor and Seadrift, 75 miles northeast of Corpus Christi, 110 miles southwest of Houston and 130 miles southeast of San Antonio. The ranch fronts on the north side of state highway 185 for over 3.8 miles and west side of FM 1289 for 3.5 miles. The ranch also has frontage on CR 492 giving access to the farmland and irrigated fields to the north near Seadrift.

The ranch is literally surrounded by Coastal Protected Areas that include Matagorda Island WMA, Powderhorn WMA, Mad Island WMA, Welder Flats WMA, Guadalupe Delta WMA, three units of Aransas National Wildlife Refuge, and thousands of acres of private preserves and conservation easements. Additionally, a million acres of state and federal waters for hunting, fishing and recreation connect them all. Two words come to mind... Habitat and Wildlife!

Acreage

10,016 Acres in Calhoun County

Description

The Historic Powderhorn Ranch once totaling 27,000 acres was once one of the largest private intact coastal properties in Texas. The 17,351 acres across FM 1289 to the east on Matagorda Bay was sold in 2014 by the ranch's current owner to Texas Parks and Wildlife as its newest Texas Wildlife Management Area. This WMA was set up through a unique partnership brokered by King Land & Water with two national conservation organizations and several state agencies. West Powderhorn is remarkably diverse with its extensive forests of coastal live oak, intact wetlands, coastal prairies and a range of fishery habitats. The combination of these natural habitats has provided for a huge diversity of wildlife and a rich ranching heritage. Decades of proper range management such as prescribed burning, disking, spike treatment, brush management, contouring, and water control structures has created a ranch like no other in Texas.

The ranch is largely high fenced along the highways and waterways for enhanced privacy and allows for a diversity of native and non-native game management. There are hundreds of prairie potholes and wetlands with 6.8 miles of Coloma Creek, the major tributary of Powderhorn Lake, providing water resources and habitats across the entire ranch. There are about 800 acres of farmland in the northern part of the ranch with access to Guadalupe Blanco River Authority irrigation ditches. Crops such as rice, milo, cotton, and wheat not only diversify the agricultural operations but also provided enormous waterfowl

opportunities.

Ranching livestock has been the traditional use of this ranch for over 100 years and the property is set up with infrastructure of wells, troughs, fences, pens and traps. Through a series of roads, mowed lanes, and adjoining public roads there is great access to much of the ranch.

Habitat

West Powderhorn Ranch lies within the Gulf Coast Prairies and Marshes Ecoregion and is part of the Ingleside barrier-strand plain geologic system, a unique Pleistocene coastal system limited to a narrow band stretching from Calhoun County to Kleberg County, much of which has been impacted with development. Many say the habitats at Powderhorn are very similar to Aransas National Wildlife Refuge and with the network of similar protected areas in the immediate vicinity, a wildlife mecca. This system is characterized by a diverse complex of soils, and habitat associations, including live oak mottes, tallgrass prairie, sand barrens, freshwater marshes and freshwater pothole ponds. Tidal bayous, brackish emergent marshes, creeks and frontage on Coloma Creek further enhance the ranches biological diversity. This broad soil diversity supports a unique assemblage of native grasses, forbs, brush and trees.

Wildlife

The wildlife resources on West Powderhorn are "refuge quality" not only in game but also in non-game species. Hunting, birding, photography, and just enjoying the array of wildlife is easy to do within this diverse assemblage of habitats. Fresh and Coastal waters are home to a wide array of wintering waterfowl, shorebirds and waterbirds such as ducks, geese, cranes, stilts, plovers, egrets, bitterns, and herons. Sandy soils, prairies and oak mott woodlands provide world class bobwhite quail, native whitetail deer, and turkey hunting. Other large game animals include Impala, Eland, Addax, Sambar Deer, and Axis Deer.

The large motts and woodlands of Live Oak trees provide exceptional fall-out habitat for neotropical songbirds during spring and fall migration. At times the diversity of warblers, oriels, vireos, tanagers, and hummingbirds foraging and resting in the trees are unbelievable.

Fishing on the ranch and In adjacent waters is world class. Redfish, trout, flounder, and drum are all part of the fishery that makes Port O'Connor a fishing destination. With the jettied pass out into the Gulf, offshore fishing for billfish, snapper, ling, and tuna are all possible. The Poco Bueno tournament in Port O'Connor is known across the country as one of the best for its bay and offshore divisions.

Improvements

The ranch has two headquarter complexes with easy access off state highway 185 that include a 4 bed/ 4 bath guest lodge, foreman's house, 1 bed/1 bath barndominium, several large equipment barns, sheds and working/shipping pens. The ranch is set up as a working cattle ranch and there are several pastures, pens, and gathering areas all with adequate water resources. High fence exterior on part of the ranch with some interior high fencing creates the ability to manage a diverse, native and exotic hunting operation.

Water

The hundreds of freshwater pothole ponds are distributed naturally across the ranch as well as water troughs and storage from a network of wells providing adequate water for livestock, wildlife and the headquarters. These consist of 12 windmills and solar wells as well as 2 submersible wells. There are miles of tidally influenced Coloma Creek and its tributaries on the ranch that are great for redfish and speckled trout. A Guadalupe Blanco River Authority irrigation ditch traverses part of the ranch and can provide a huge amount of fresh water for agricultural and water retention ponds designed by Ducks Unlimited with managed water structures to create freshwater wetlands for wildlife.

Price

\$2,950 per acre or \$29,547,200.00

There is no Conservation Easement on the Property. Given its location near other protected areas and the diverse resources found on the ranch the sale of a Conservation Easement in the future is possible.

Contact

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Disclaimer

This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.



Gulf of Mexico

KING
LAND & WATER

Protecting Clients. Conserving the Land.



1 INCH = 2 MILES
0 2 MI 4 MI



Matagorda Bay

Aransas National Wildlife Refuge

Powderhorn Ranch State Park & Wildlife Management Area

Port O'Connor

West Powderhorn Ranch (10,016 Ac)

Seadrift

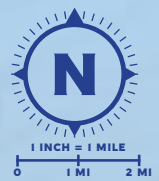
NRCS Conservation Easements

Espiritu Santo Bay

Gulf of Mexico

Matagorda Island Wildlife Management Area

San Antonio Bay





Old Seadrift Hwy

Powderhorn Lake

1289

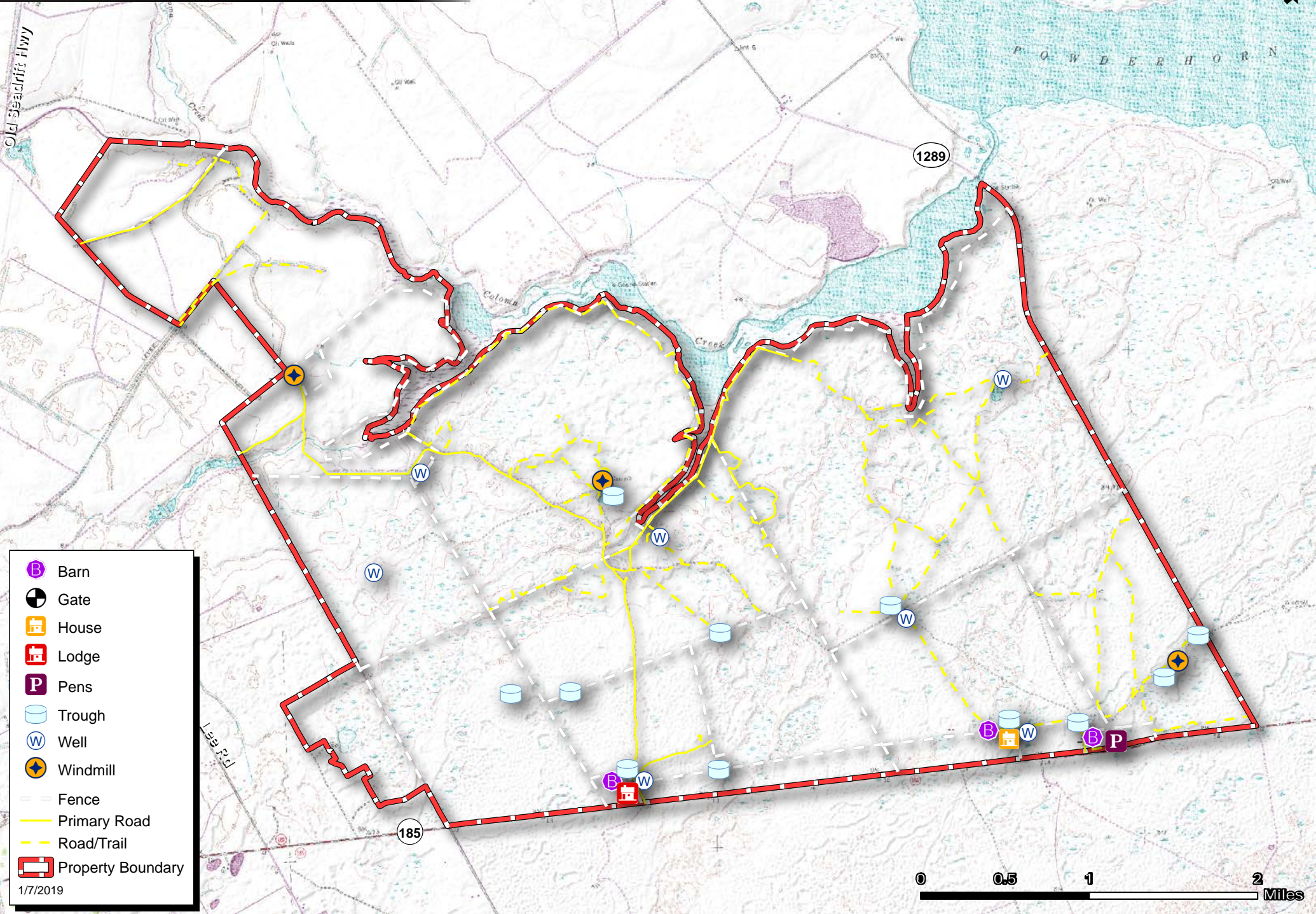
Lee Rd

185

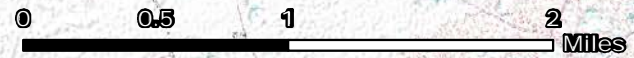
- Barn
- Gate
- House
- Lodge
- Pens
- Trough
- Well
- Windmill
- Fence
- Primary Road
- Road/Trail
- Property Boundary

1/7/2019





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- 1/7/2019

















Wildlife







Improvements











Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

King Land & Water LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	576133 License No.	office@kinglandwater.com Email	(432)426-2024 Phone
Tammy King Designated Broker of Firm	531506 License No.	Tammy@kinglandwater.com Email	(432)426-2024 Phone
Tammy King Licensed Supervisor of Sales Agent/ Associate	531506 License No.	tammy@kinglandwater.com Email	(432)386-3622 Phone
James King Sales Agent/Associate's Name	333585 License No.	James@KingLandWater.com Email	(432)386-2821 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date