



# REPUBLIC RANCHES

OUR LEGACY IS IN THE LAND



## 7L RANCH

LIBERTY COUNTY, TEXAS  
±1,053 ACRES – \$3,687,500

Less than 25 miles east of the Grand Parkway and 25 miles west of Beaumont, the 7L Ranch is an excellent upper Texas coast cattle ranch. Excellent access from a state highway, ample rainfall, improved pastures, water availability and distribution, and a beautiful owner's home present an excellent livestock opportunity.

**Location:** The ranch consists of two parcels, ±201 acres at the SW corner of U.S. Highway 90 and State Highway 61 in Devers, and the ±852 acre main portion of the ranch located approximately 5 miles south on Highway 61. Devers is midway between Houston & Beaumont, 10.5 miles east of the county seat of Liberty on Highway 90. The ranch has excellent access to both cities, and to the sale barn in Raywood.

Entry to both parcels is from the east border, which fronts Highway 61. The Highway 61/Highway 90 intersection is one of the area's major crossroads, and the ± 201 acres also has ±2,900 feet of frontage on Highway 90, offering potential commercial opportunities. The ±852 acres fronts SH 61 for over 7,200 feet.

The Liberty Municipal Airport is conveniently located approximately 7.5 miles from Devers (3,801' runway).

**Habitat:** This ranch was historically in a rice & cattle rotation. Approximately 234 acres of the ranch are planted in jiggs bermuda, with an additional ±205 acres in bahaigrass. The balance of the grazing pastures are in native grasses.

Per USDA data, soils are predominantly Vamont Clay, with approximately 20% of the 852 acres consisting of various silty and clayey loams.

The topography is generally flat, with elevations in 55-60 feet on the north ±201 acres and 40-45 feet on the southern ±852. Per FEMA data, both parcels are outside of the 100 & 500 year flood zones, with the exception of a small area along the creek crossing the northwestern corner of the ±852 acres.

There are approximately 30 acres of woods and brush located on the northern ±201 acres, providing good cover for deer, hogs, and varmints. A timber-lined creek crossing the west quadrant of the ±852 acres provides similar habitat.

**Livestock:** As of this writing, there are 300 head of cattle and 70 horses grazing the ±852 acres. The ±201 is open, and is typically used in rotation for 100 head a couple of times per year.

The owner will typically also run 500-700 yearlings for approximately three months during the fall.

**Wildlife:** Native game on the ranch include deer, hogs, dove, quail, and in the winter months, waterfowl.

This area is known for excellent waterfowl hunting, and with some additions of wetland units, would make an excellent duck



and goose property during the winter months. During the 2016 crop year, neighboring properties on three sides were planted in rice.

**Improvements:** A beautiful 3,506SF, 5-bedroom/3.5-bath two story ranch house built in 2009 is well maintained and ready to move into. The open living area with high ceilings and back yard with an ample porch, pool, and hot tub are welcoming to you and your guests are made for entertaining.

There is a clean double-wide ranch foreman's house located near the pens (4bed, 2 bath), along with a smaller cabin for housing cowboys or guests.

The shipping pens are located adjacent to Highway 61, and have all weather gravel access.

**Water:** Water to the  $\pm 201$  acres is available from the City of Devers, which also provides water for the main and secondary houses on the 852 acres.

This ranch was formerly in a rice rotation, and still has connectivity to the Devers Canal system (Lower Neches Valley Authority), providing water for livestock, and the potential for irrigation.

In addition to the canals, there are five small stock tanks scattered across the ranch.

**Minerals:** Surface only.

**History:** The 7L Ranch is a part of the historic Boyt Ranch. It is a traditionally run ranch where cattle and horses are still its primary source of income. E.W. Boyt arrived here at the age of 15 from Mississippi on a cattle drive and never left. In 1904 he bought his first piece of land and continued to grow it into what is now a 5th generation ranch. With the help of his son Cecil, the 7L division of the Boyt Ranch quickly became one of the area's most prominent and successful Brahman ranches and was known for its large herd of quarter horses. It now runs commercial cattle and remains very involved in the horse business, not only to perform its daily duties but also as they market them to the general public. There are very few places this size, this nice, and this ready to operate immediately available in this area.

**Price:** Asking \$3,687,500

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