



REPUBLIC RANCHES

OUR LEGACY IS IN THE LAND



NELSON LAND & CATTLE RANCH

JEFFERSON COUNTY, TEXAS
354 ACRES – \$2,600,000

Excellent investment opportunity in area with rapid commercial and industrial development that is currently a great recreational and working cattle ranch. Located mid way between Beaumont and Port Arthur, it is minutes away from shopping malls, restaurants and the airport. The ranch includes a beautiful headquarters building, 4 large lakes and several smaller ponds. This is an opportunity to have an excellent investment during a holding period that can be used as Company headquarters, fishing/hunting club, or residence so close to town.

Location: The ranch has over 1,000 feet of road frontage on blacktop Bordages Road. It is located less than 2 miles from Hwy 93 (West Port Arthur Road).

Habitat: The ranch is primarily level coastal plains. It is a mix of open prairie and wooded sections with several lakes and ponds. Much of the ranch has been planted in improved pastures but there are still native grasses in parts of the property. Trees include tallow, oaks, pines, willows, magnolias and mulberries.

Soils on the property are a mixture of rich sandy clay loam on the surface with strong sands and mixed clays beneath the surface.

The north fence line is shared with the Federal Correctional Complex. This facility has initiated growth in the area with commercial and industrial facilities going in as infrastructure has been brought to the area.

Wildlife: There are quail and feral hogs on the ranch. Doves are abundant and the ranch has excellent hunting.

The four large lakes are all stocked and brimming with largemouth bass and perch. There are some alligators.

Improvements: The main structure on the property is a steel building that includes a Residence and Office Headquarters that is 80'x100'. Currently 4,300 square feet of the building has been enclosed in a very tasteful office and residence. It is designed so that it can be made into a large office building, residence or lodge.



There is plenty of room left for expansion. There is a wrap around porch in the front of the building. The building overlooks the largest lake on the property. There is a large pier on the lake in back of the headquarters building.

In addition, there is a 50'x50' enclosed barn with concrete floor and a 100'x50' open equipment barn. There is a terrific corral system of galvanized cattle pens with a small office and lab that is set up for animal reproduction work such as artificial insemination and embryo transfers.

The entire pasture and road system has been extensively cross-fenced and designed for ease of cattle movement and rotational grazing throughout the property. Each pasture has its own water source.

Water: The multiple lakes on the property make up the ranches most striking features. The property has been mined for sand, clay and top soil creating 4 large lakes and two smaller lakes.

The main lake, "Kalibash", which the house overlooks is over 13 acres in size. Teeming with bass, the lake is clear and deep with a one acre island located in the middle of the lake. The next lake, "Jordan", is 9 acres and was specifically loaded with timber to promote the fishing. The third lake, "Hunter", is about 5 acres and is beautiful, covered in large pines, oaks and other trees along its shoreline. The back lake, "King", is over 4 acres. All of these lakes are stocked and fishing is outstanding. There are two additional ponds that are stocked on the property and several smaller stock ponds.

There are four water wells on the ranch and the groundwater in the area is very good. John's Gulley runs through the northwest corner of the property and goes south to Hildebrandt Bayou to Taylor's Bayou and flows into Sabine Lake and the Gulf of Mexico.



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Sand Pit Operation: About a third of the property has been utilized as a source of sand serving various types of applications across East Texas. The source of sand, topsoil and clay served refineries, petro chemical companies, light industrial businesses and various others. The extraction of the various materials allowed the land owner to develop a significant lake system along with generating income. For over 25 years the land owner has managed the lakes for fishing. Other areas of the ranch afford similar opportunities. Extensive soil borings have been taken and there are proven reserves on the ranch. A buyer can enjoy the vast lake system along with fishing, hunting and all recreational activities and have the possibility to generate income through developing the remainder of the material reserves, leasing grazing, etc.

Electricity: Available on the ranch.

Minerals: No minerals convey with the sale of the ranch. There is no production.

Price: Asking \$2,600,000.



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