



TEXAS ALLIANCE
of LAND BROKERS

WEARDEN FARM & RANCH

\$20,100,000



PROPERTY DETAILS

County: Jackson

Zip: 77962

Type: Farms, Hunting Land, Ranches, Riverfront Property

City: Ganado

Price: \$20,100,000

Acres: 5,076

State/Zip: Texas 77962

Status: Available

CONTACT:

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PROPERTY DESCRIPTION

The Wearden Ranch is an exceptional recreational property featuring farming income and prime rice land. Nearly 3,000 acres of live oak woods bracketed by crops and pasture, in an area renowned for its waterfowl hunting, provide for some of the best hunting opportunities within 100 miles of Houston. Sandy Creek, a beautiful white sand bottomed, clear water creek, forms the east border of the ranch for + 1.8 miles.

Location: The ranch is located at Cordele, approximately 12 miles north of US 59, between Ganado & Edna, off FM 530, with paved road access to the gate. The Jackson County Airport is less than a mile from the FM 530 exit (3,393 asphalt runway).

Habitat: Approximately 2,970 acres of the Wearden Ranch are covered in woods associated with the three creek bottoms that run through and along the ranch. Live Oaks are the predominant hardwood, with post oak, pin oak, water oak, cottonwood, pecan, willow, and hackberry also present in numbers.

Sandy Creek is an area treasure. Gin clear water flows over a white sand bottom. Crappie, largemouth, white bass, catfish, and perch are present. The crappie fishing during the spring run can be exceptional in the holes. Longs Branch Creek winds through the width of the property for distance of + 6.8 miles, and Golden Rod Creek crosses the northeast corner of the ranch. In addition to the rice fields, there are numerous small tanks and sloughs scattered throughout the timber, and a + 20 acre duck unit, providing good water for game and numerous hunting locations. There is a + 25 acre wooded marshy drainage area that could easily be seasonally flooded for a timbered duck unit.

The sandy loam and sandy-clay loam soils on this property are prime for rice and cattle.

Wildlife: This area is rich in game. Deer and hogs are numerous in the woodlands, along with a good population of turkey. Varmints such as bobcats and coyotes are common, and the area is known to have periodic big cat sightings.

The property has been enrolled as a member of the Sandy Creek Wildlife Management Association since its inception in 1999, and has an MLD II permit. These management areas have proven highly successful in increasing the quality of bucks harvested on member properties and general herd health.

For waterfowl, along the Texas Gulf Coast, it is hard to find a better location. Within a 10 mile radius of this property are thousands of acres of rice ground, many of which are managed in part for waterfowl.

Dove hunting can be excellent, and the ranchs sandy soils would be conducive to quail restoration.



Cropland: The farm portion of the property is +2,105 acres. Current year crops include +490 acres of organic rice in two blocks in addition to over 800 acres of cotton. The farm has 1,973 acres enrolled in the current farm program, with 898 acres of rice base and 54 acres of grain sorghum base.

Water: There are four irrigation wells in use currently, three currently on natural gas and one diesel powered. These wells range in depth from +780 1,090. The estimated flow for each under normal operating loads is between 1,200 1,500 g.p.m.. The engines and pumps are owned by the farmer and are not included in the offering price.

In addition to the primary irrigation wells, there are three shallow solar powered wells for livestock & game, plus electrical wells providing water to the hunting camp and implement barns.

Improvements: Primary improvements consist of three smallhouses utilized as a hunting camp in the wooded area. There are two implement barns serving the farming operation.

Electricity: Existing electrical distribution is limited to the barn area in the northwest portion of the farm, and into the south central portion of the ranch to the hunting camp.

Minerals: Surface only is being conveyed in this sale.

Additional

Acreage: A +986 acre non-contiguous rice farm and pasture is also available approximately mile north of this property. Contact broker for details.

History: This ranch has been in the same family since 1931, when it was purchased by prominent civic leader Joseph Wearden, who from 1924 until 1933 was Goliads first elected mayor as well as president of the First National Bank.

Price: Asking \$20,100,000 or \$3,960/acre.

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GANADO TEXAS 77962

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