



Five Oaks Ranch, Matagorda County, Texas, 550.00 Acres

\$2,970,000

- Big Game, House, Pond, Upland Bird, Wildlife Viewing

Five Oaks Ranch is a premier 550+/- acre hunting and recreational property located in the heart of the central waterfowl flyway near Bay City, Texas approximately 2 miles west of the Colorado River, and 10 miles north of the Gulf of Mexico. Topography and Habitat: 50% of the ranch is covered in heavy woods with 500+-year-old live oaks and two miles of live-water creeks that traverse the property. This habitat holds healthy numbers of deer and wild hogs that provide combination waterfowl/big game hunting opportunities.

35% of the ranch consists of moist soil units that are flooded seasonally, using the LCRA canal system, to create first-quality waterfowl habitat.

15% of the ranch is planted in rice fields that provide a revenue stream as well as a consistent food source for migrating waterfowl.

Improvements: Improvements include 8 water wells with generators for irrigation, lodge/barn water well, and water well with solar pump to keep the 5-acre lake full. There is a new 6,000SF insulated equipment barn, new doublewide lodge with 4 bedrooms, all-weather road to lodge, buried power lines, 4 excellent deer stands with feeders, and a 5-acre lake stocked with bass and catfish. 7 waterfowl units have 12 in-ground 5-man aluminum pit blinds and are professionally designed for first-class duck and goose hunting.

The ranch also comes with an undivided interest in 60-acres of hardwoods at the entrance to the property that provides additional hunting and recreational opportunity.

Wildlife: Known for its fertile soils and abundant water this area of Texas is unique in that it winters 90 percent of duck populations and 75 percent of snow goose populations found in the Central Flyway. Rice fields, prairie wetlands and associated coastal marshes provide important habitat for hundreds of thousands of ducks and geese. There is also a large

herd of whitetail deer on the property. They have been lightly hunted for the past 6 years.

As you can see by the photos and videos of this property, the waterfowling opportunities at Five Oaks Ranch are nothing short of world-class.

To view the property video: [Click Here](#)

Main Info

- Postal / Zip Code : 77414 • Lot Size Acres : 550.00 Acres
- State / Province : Texas • Dwelling : Yes
- County : Matagorda
- Closest City : Bay City

Home Info

- Bedrooms : 4

Broker Info



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Republic Ranches, LLC is a referral broker based out of Houston, Texas. They are an elite farm, ranch and rural properties brokerage firm serving many states They have offices in Austin, Corpus Christi, Dallas, Hondo, Houston, and San Antonio that allow them to effectively cover a broad region of the finest ranches in North America. As a team, they bring a new level of professionalism, talent, dedication, and unwavering ethics on behalf of their clients.

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