

# Aransas River Ranch

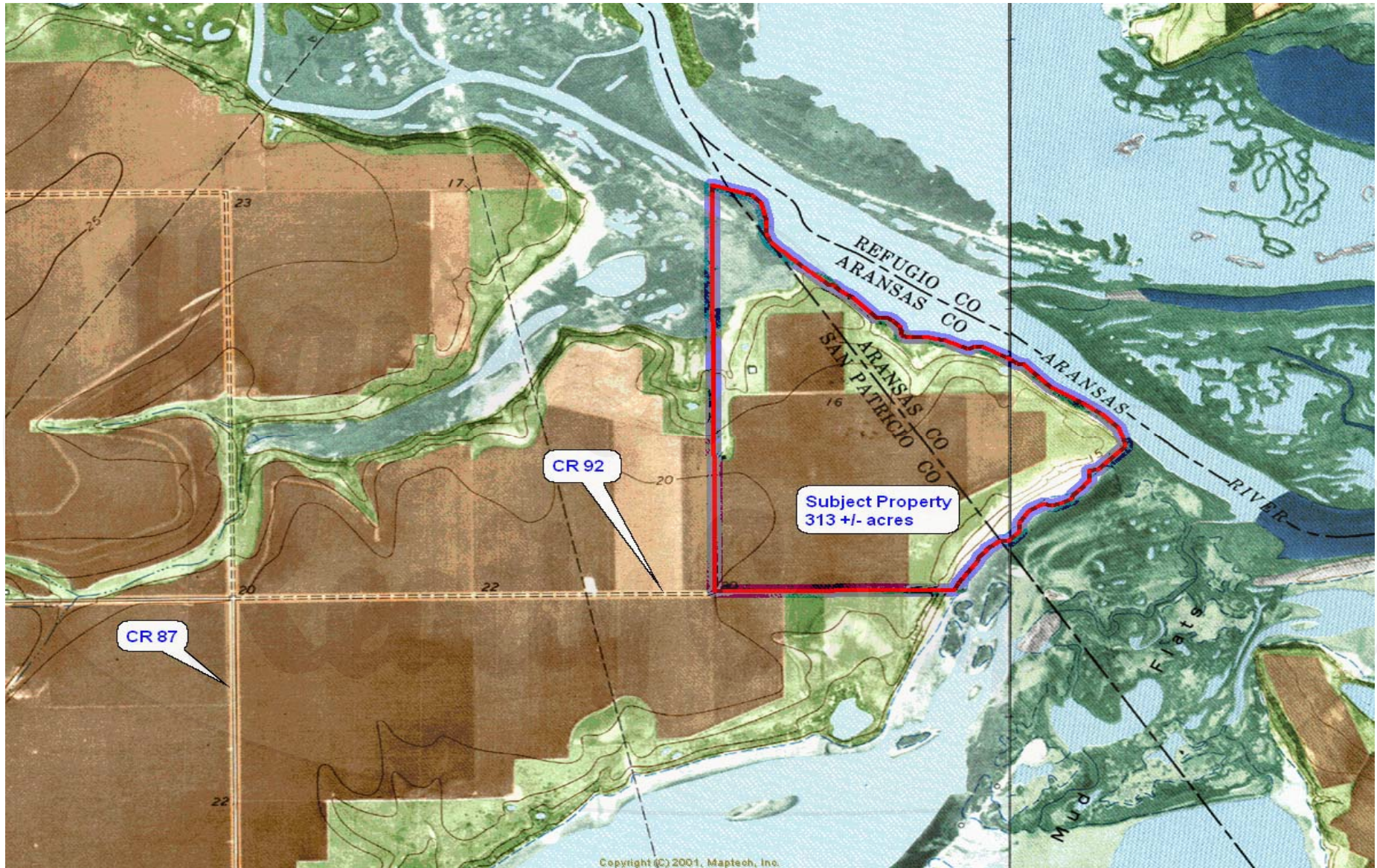


2308 Highway 35 North  
Rockport, Texas 78382  
361-729-0544

[www.haynes-realty.com](http://www.haynes-realty.com)  
[sales@haynes-realty.com](mailto:sales@haynes-realty.com)

**313 +/- Acres**





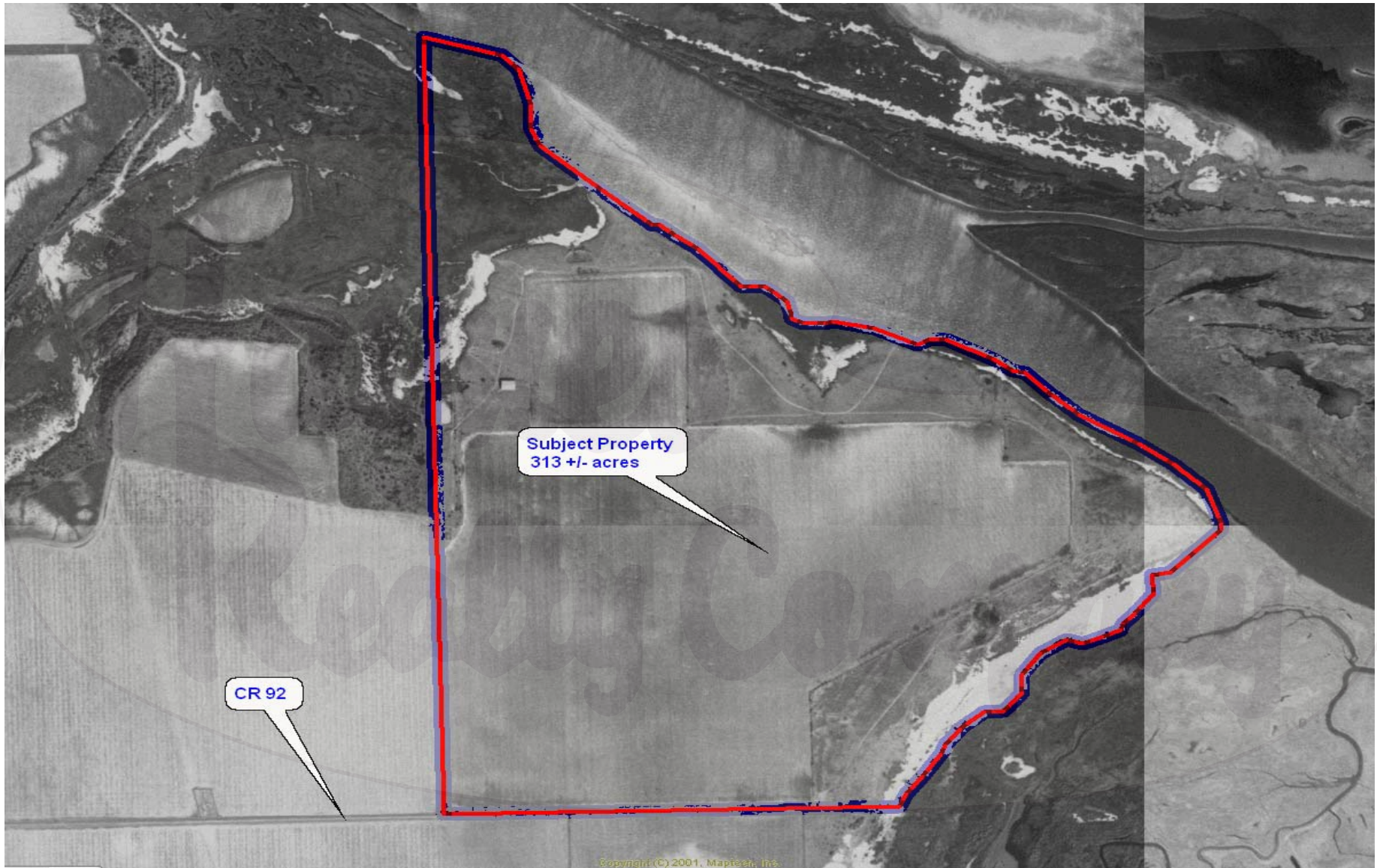
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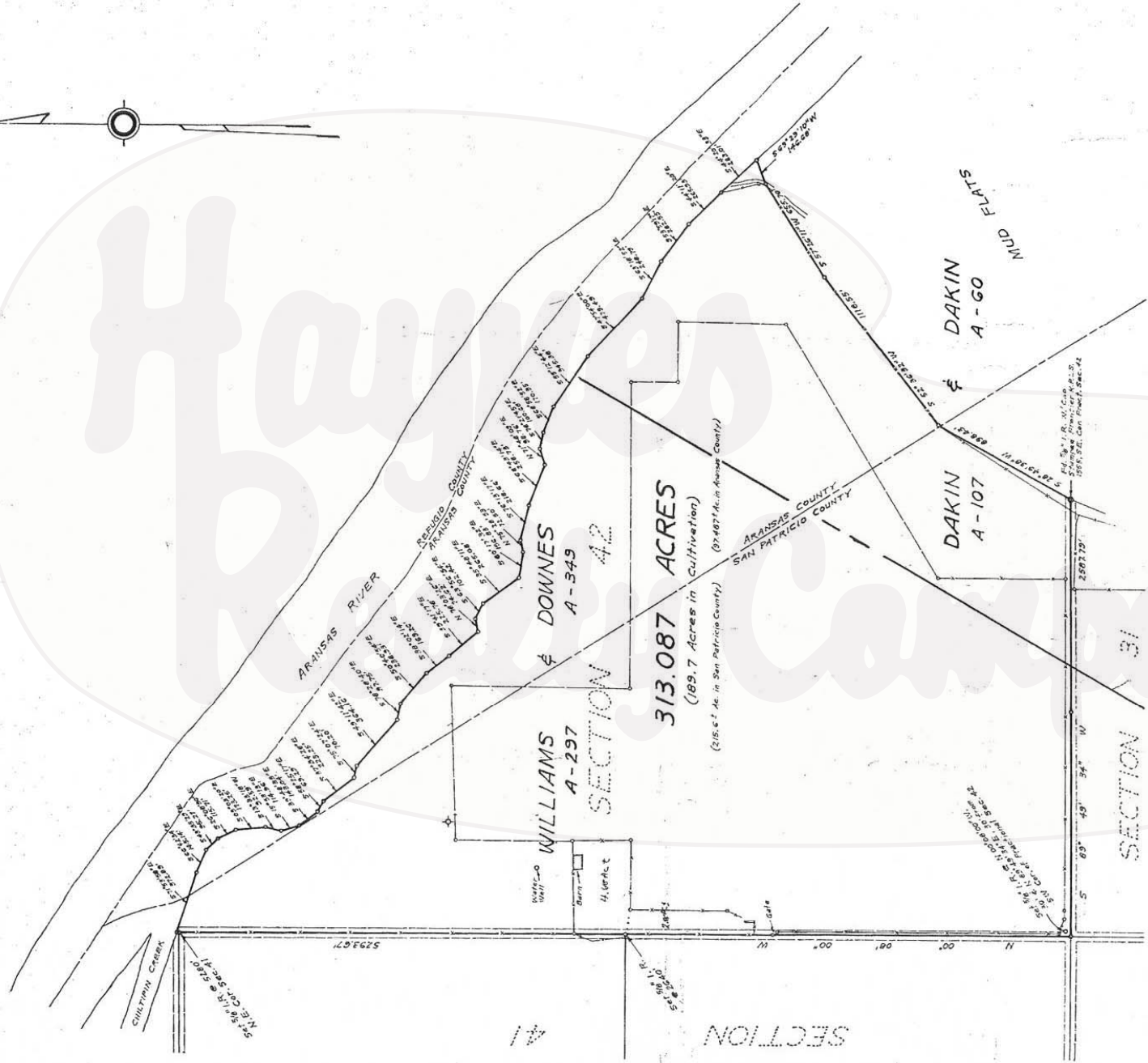
# Topographical Map

The accuracy or adequacy of this information is not guaranteed. No representations or warranties either expressed or implied are made as to the accuracy thereof. Property is subject to prior sale, change, or withdrawal without notice.



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## Satellite Aerial



MAP SHOWING SURVEY  
OF A

313.087 ACRE TRACT  
OUT OF

FRACTIONAL SECTION 42  
FOURTH ADDITION - TAFT FARM LANDS  
ARKANSAS & SAN PATRICIO COUNTIES, TEXAS

SCALE 1"=300 FT.

I, Julius L. Patricio, Jr., Registered Professional Land Surveyor of Texas do hereby certify that this is a true and correct map of an actual survey made under my direction to the best of my knowledge and ability, this the 30th day of April, 1927.



Julius L. Patricio, Jr.  
Registered Prof. Land Surveyor  
Texas Registration No. 12407



# Survey

# Aransas River Ranch near Bayside

- Acreage:** 313 +/- acres
- Location:** CR 92 on the Aransas River near Bayside
- Utilities:** Water well, Aransas River frontage, 4 ponds, electricity
- Zoning:** Farm, rural, grazing and development river property
- Comments:** Incredible development location with approximately 1 mile of Aransas River frontage . The property also has about 185 acres of choice farm land which cash rents and is choice development acreage.
- Hunting:** Deer, hog, turkey, dove, quail, duck & geese and good fishing
- Minerals:** Negotiable
- Improvements:** Large barn, fenced, water well, electricity, ponds & river frontage
- Price:** \$1,252,000
- Terms:** Cash to Seller.
- Summary:** A great combination farm, ranch, recreational ranch with unlimited development potential featuring.  
**SHOWN BY APPOINTMENT ONLY.**



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