SANDY CREEK RANCH

CR 19, HALLETTSVILLE, TX | COLORADO & LAVACA COUNTIES

SANDY CREEK RANCH

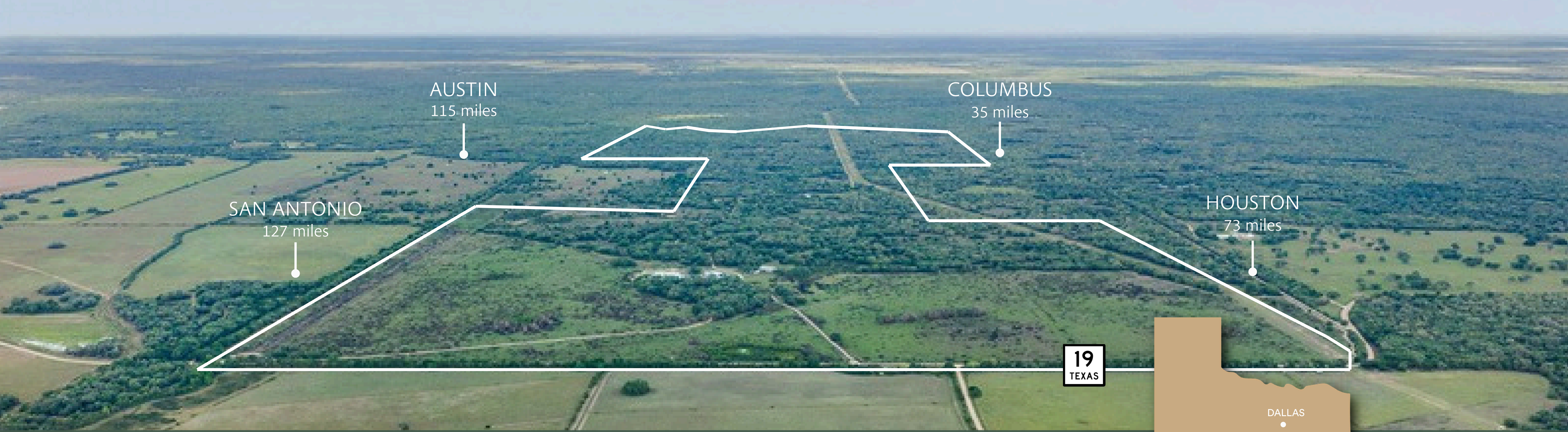
Price: $12,816,098

Land Size: 1,653.69 AC

Located in south-central Texas and ideally positioned within two hours of Houston, Austin, and San Antonio, this exceptional 1,653± acre ranch offers a rare blend of premier hunting, fishing, abundant water resources and first-class infrastructure. Thoughtfully developed with the serious outdoorsman in mind, the property delivers a turnkey recreational experience with amenities for wildlife management, whitetail deer, hog, turkey, sandhill crane and waterfowl hunting along with outstanding fishing and year-round enjoyment.

Imagine welcoming friends or clients by flying directly into your private ranch airstrip, followed by an exhilarating helicopter hog hunt, then finishing the day casting a line along the banks of your bass and crappie-stocked pond while watching a spectacular Texas sunset.

Road access is also very convenient, with roughly one mile of County Road 19 frontage, while good perimeter fencing and improved interior ranch roads allow for easy travel throughout the property. The ranch's northern boundary features more than a mile of scenic West Sandy Creek, lined with towering hardwoods and serving as a natural water source and wildlife corridor. Cash-flowing minerals convey, offering a strong 1031 exchange opportunity.



- AUSTIN - 115 MILES
- SAN ANTONIO - 127 MILES
- VICTORIA - 63 MILES
- HOUSTON - 73 MILES
- COLUMBUS - 35 MILES
- HALLETTSVILLE - 23 MILES

OG
FARM & RANCH

AMENITIES

Sandy Creek Ranch is distinguished by its exceptional amenities, highlighted by an FAA-recognized landing strip (72TS), known as Galaxy Ranch. Measuring an impressive 3,335 feet in length and 100 feet in width, this private airstrip offers both convenience and prestige for aviation enthusiasts. The property also features a premier 7-trap, five-stand shooting course, ideal for sporting clays and refined entertaining. Each thrower is housed in a secure, lockable portable sled unit, thoughtfully equipped with solar battery maintainers to ensure effortless operation, reliable performance, and ease of storage.

THE CABINS

At the heart of the ranch sits a comfortable 2-bed, 2-bath main home highlighted by an expansive wrap-around porch, raised slate patio, and fire pit, shaded by intertwined 200-year-old majestic live oak trees – an ideal setting for relaxing after a day outdoors. Just steps away, a charming guest cabin offers two additional bedrooms and a bath. All bathrooms have recently been remodeled. With views overlooking a 2+ acre pond stocked with mature largemouth bass, the homes provide a welcoming retreat for family and guests.

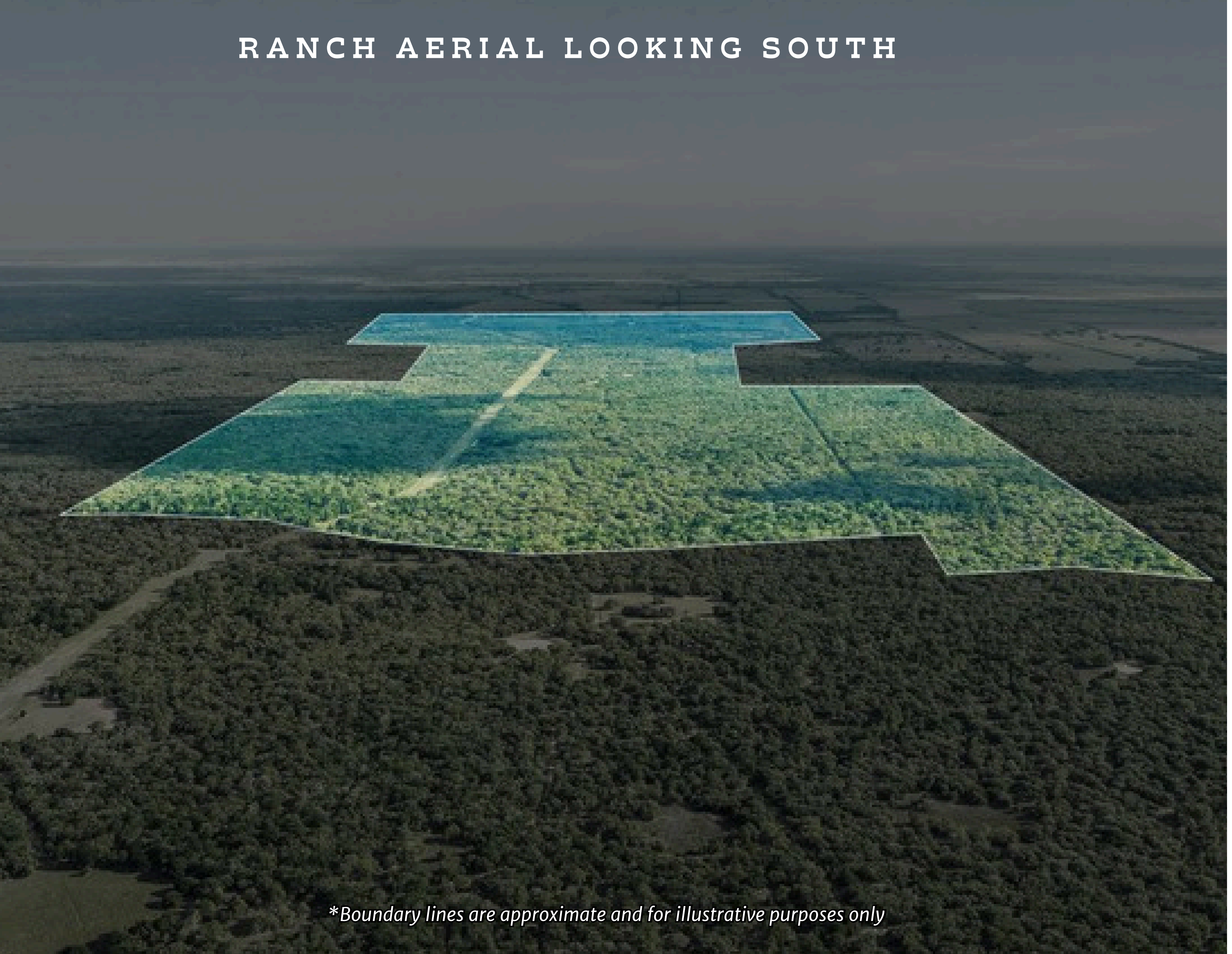
WATER FEATURES

Water is abundant across Sandy Creek Ranch, with numerous stock ponds and access to existing viable water wells in multiple locations. Waterfowl enthusiasts will appreciate the Ducks Unlimited–quality duck pond, complemented by a reservoir pond designed for rapid flooding, creating ideal habitat and hunting conditions during waterfowl season.

LAND & WILDLIFE

Sandy Creek Ranch currently operates under a Level II Managed Land Deer Permit (MLDP) program through Texas Parks and Wildlife, which allows for a Wildlife Exemption on property taxes and over five months of deer hunting (late September through the end of February). Currently, the ranch receives approximately 50 deer tags annually, thereby supporting a well-managed, healthy whitetail population. Hunting infrastructure is already in place, including 14 deer stands paired with corn and protein feeders, enabling immediate use and ongoing wildlife management. Sandy Creek enjoys a long-standing relationship with an established wildlife biologist who has conducted annual deer censuses and wildlife management programs on the property.

RANCH AERIAL LOOKING SOUTH



**Boundary lines are approximate and for illustrative purposes only*

> Ranches of this size, quality, and location within the "Golden Triangle" of Houston, Austin, and San Antonio rarely come to market. Combining scale, water resources, wildlife management, and premier recreational amenities, Sandy Creek Ranch represents a rare opportunity to own a large-scale, turnkey sporting ranch in one of Texas's most desirable regions. A true Texas sporting property!

OG FARM & RANCH

SANDY CREEK RANCH

A place for family, friends, and business

SANDY CREEK RANCH HARVESTS

INFORMATION ABOUT BROKERAGE SERVICES

TREC
TEXAS REAL ESTATE COMMISSION

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
  - Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Name of Sponsoring Broker (Licensed Individual of Business Entity)	License No.	Email	Phone
Name of Designated Broker Licensed Individual of Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Regulated by the Texas Real Estate Commission   Buyer/Tenant/Seller/Landlord Initials   Date   Information available at www.trec.texas.gov   IABS 1-2

SANDY CREEK RANCH

JUSTIN WHITWORTH

Senior Vice President | Land Services

D: 281.798.9560

Justin.Whitworth@OldhamGoodwin.com

OG FARM & RANCH

SANDY CREEK RANCH

JUSTIN WHITWORTH

Senior Vice President | Land Services

D: 281.798.9560

Justin.Whitworth@OldhamGoodwin.com

FARM & RANCH