



*Protecting Clients. Conserving the Land.*

# Montego Point

247± Acres

Calhoun County, Texas

*Part of the Costa Grande Ranch along the Texas Coast*



**Harrison King, Agent**

Office 512-840-1175

Cell 432-386-7102

[Harrison@KingLandWater.com](mailto:Harrison@KingLandWater.com)







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## Location

Montego Point Ranch is located along the waterfront of the Texas Gulf Coast in Calhoun County just 3 miles west of Port O'Connor, 75 miles northeast of Corpus Christi, 110 miles southwest of Houston and 130 miles southeast of San Antonio. The ranch fronts along the shoreline of the Gulf Intracoastal Waterway for half a mile and is accessed through a private, gated ranch community easement through neighboring properties.

## Acreage

247 Acres in Calhoun County









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## Description

Montego Point Ranch is a diverse combination of scattered motts of coastal live oak, intact wetlands, coastal prairie, and a range of fishery habitats. Proper range management such as prescribed burning, disking, spike treatment, brush management, contouring, and water control structures have furthered these natural features to provide for a huge diversity of wildlife resources. These features, combined with extensive waterfront and private shoreline access, creates a blank canvas for a private, coastal waterfront ranch and home.



## Habitat and Wildlife

Montego Point Ranch lies within the Gulf Coast Prairies and Marshes Ecoregion and is part of the Ingleside barrier-strand plain geologic system, a unique Pleistocene coastal system limited to a narrow band stretching from Calhoun County to Kleberg County, much of which has been impacted with development. This system is characterized by a diverse complex of soils, and habitat associations, including live oak motts, coastal prairie, sand barrens, freshwater marshes, and freshwater pothole ponds. Tidal bayous, saltwater lakes, and channels further enhance the ranches biological diversity. This broad soil diversity supports a unique assemblage of native grasses, forbs, brush, and trees.

The wildlife resources on the ranch are "refuge quality" not only in game but also in non-game species. Hunting, birding, photography, and just enjoying the array of wildlife is easy to do within this diverse assemblage of habitats. Fresh and Coastal waters are home to a wide array of wintering waterfowl, shorebirds, and waterbirds such as ducks, geese, cranes, stilts, plovers, egrets, bitterns, and herons. Sandy soils, prairies and oak mott woodlands provide world class bobwhite quail, native whitetail deer, and turkey hunting.

The large motts and woodlands of Live Oak trees provide exceptional fall-out habitat for neotropical songbirds during spring and fall migration. At times the diversity of warblers, oriels, vireos, tanagers, and hummingbirds foraging and resting in the trees are unbelievable.

Fishing on the ranch and in adjacent waters is world class. Redfish, trout, flounder, and drum are all part of the fishery that makes Port O'Connor a fishing destination.



## Conservation and Management

The ranch was placed under a Conservation Easements in 2016 as part of a comprehensive plan to implement a wildlife and landscape Conservation Strategy while simultaneously preserving and providing for the future recreation development. The easement allows for the ability to improve with a home, guesthouses, and associated outbuildings within a 4 acre building envelope, along with recreational infrastructure which includes the ability to construct a pier and dock access point to the intracoastal Canal.

In hand with the conservation strategies on the ranch, significant improvement has been made in habitat management, infrastructure, and wildlife management. Prescribed burning has been an ideal tool for coastal prairie management and regular use of it has had significant impact on the health of the native range. Ranching livestock has been the traditional use of this ranch over past generations and is still a part of the management and use of the ranch today.

## Improvements

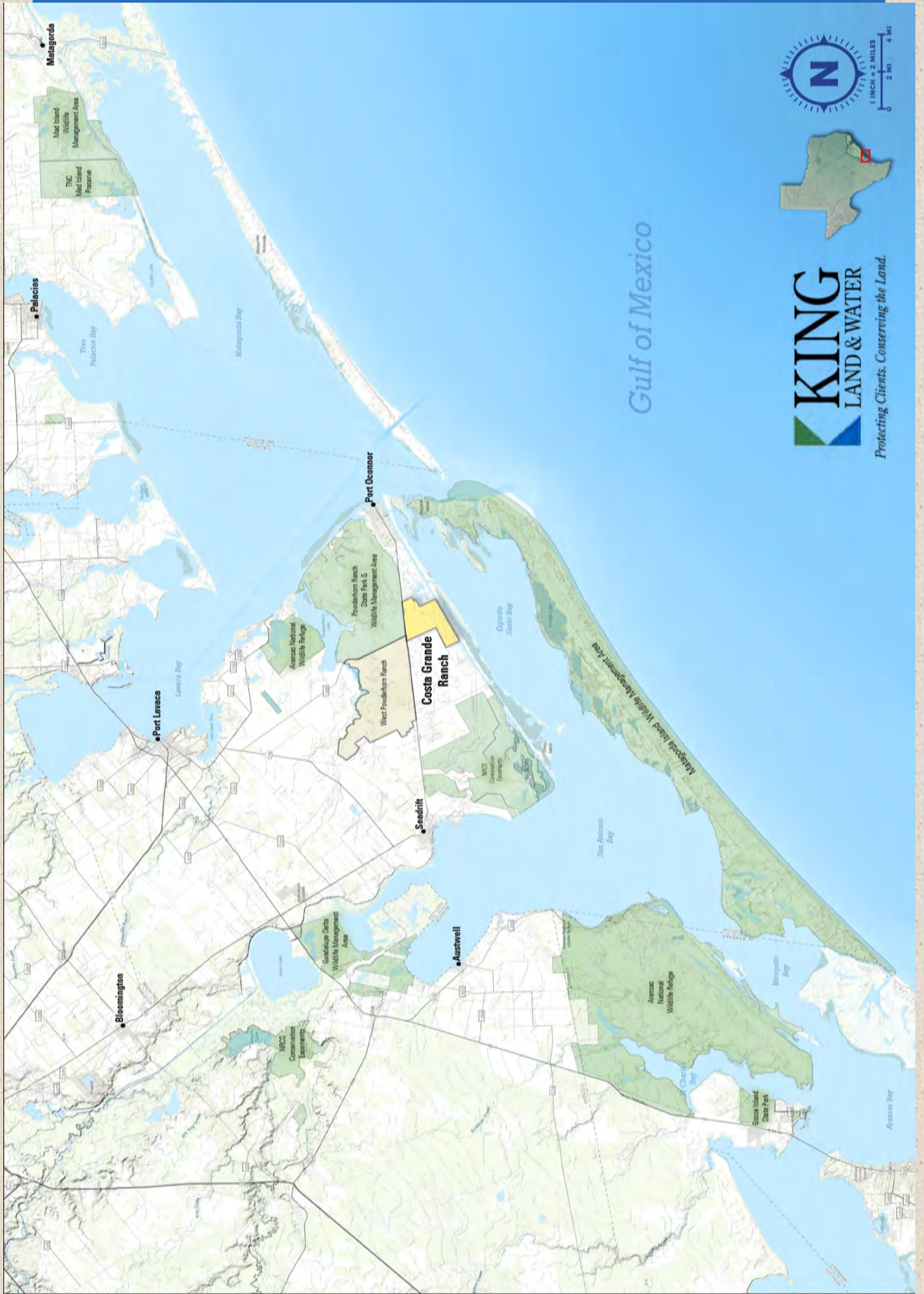
The ranch is largely developed and is a blank canvas for building a coastal ranch home and headquarters complex In a private oak mott setting just steps from the water. It is fenced along 3 sides while remaining open to the waterfront. Through a series of raised and constructed roads, mowed lanes, and adjoining access roads there is great access to much of the ranch even in wet conditions.











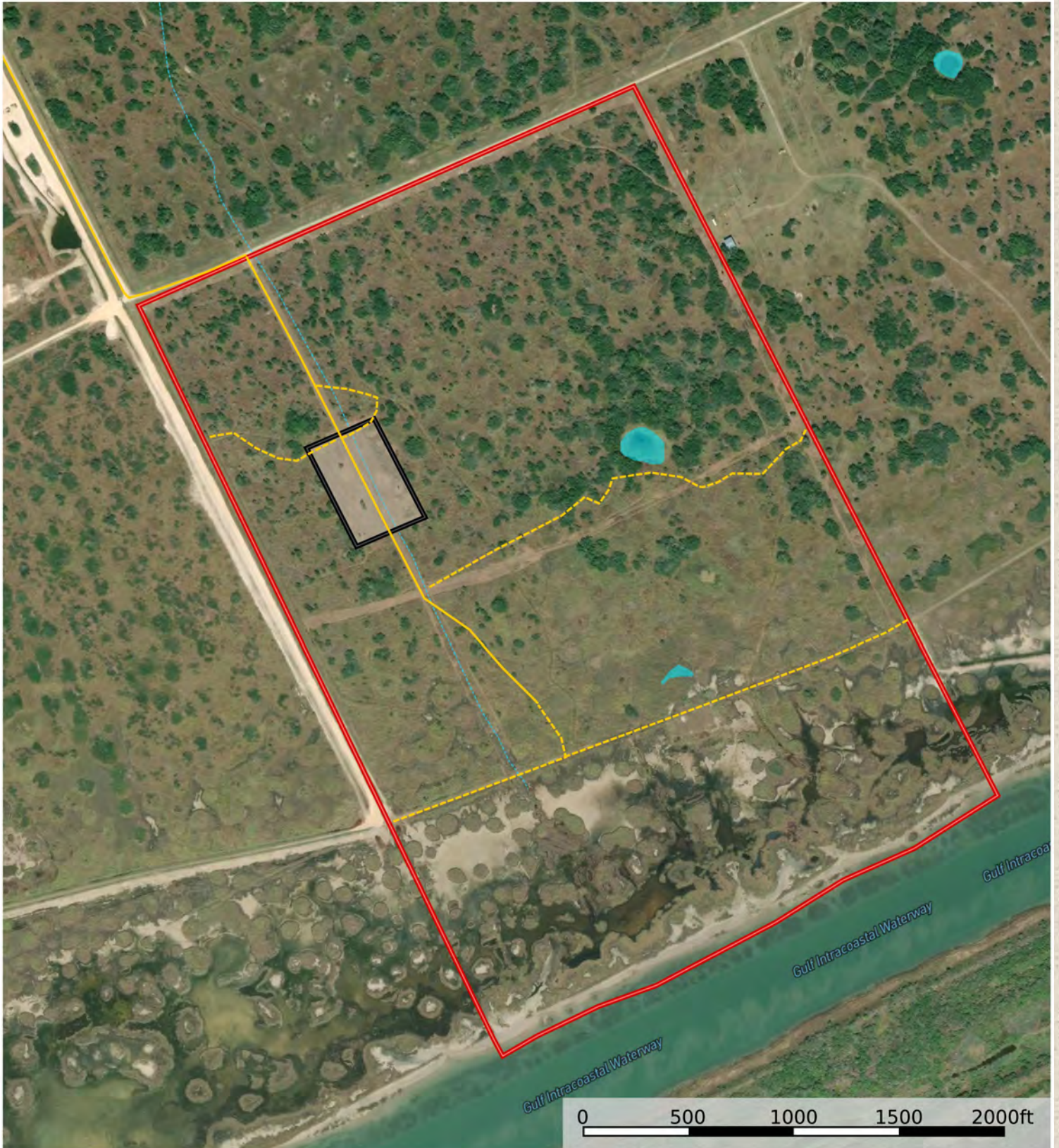
Gulf of Mexico



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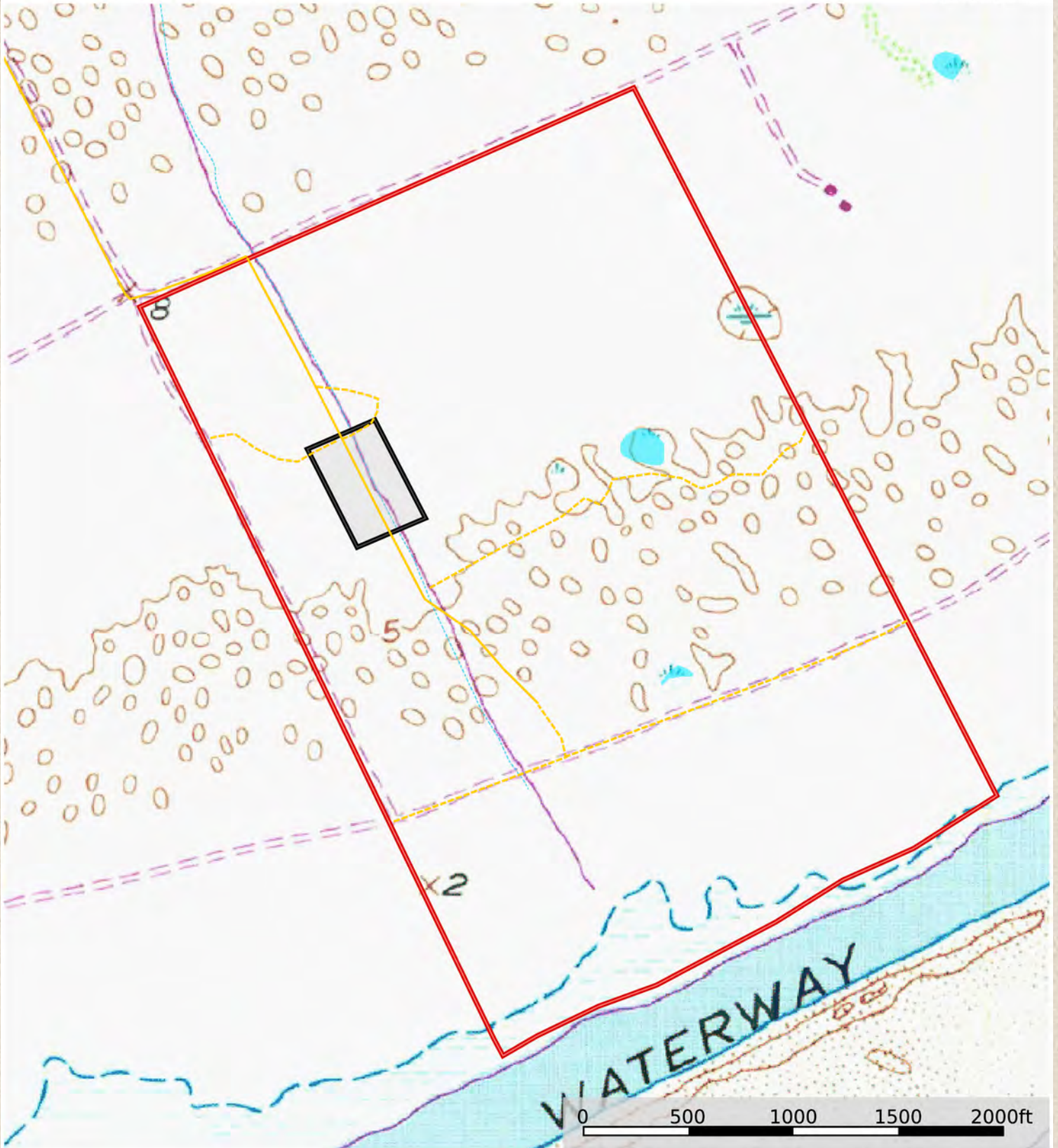
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- Road / Trail
- Primary Road
- ▭ Montego Pointe
- ▭ Building Envelope
- - - - Stream, Intermittent
- River/Creek
- Water Body





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## Price

**\$ 3,500per acre or \$864,500**

Espiritu Shores Is part of a larger 2,805 acre ranch of which additional acreage could be purchased.

## Contact

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### Disclaimer

This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.

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King Land & Water LLC

600 N. State Street, Fort Davis, TX 79734

[www.KingLandWater.com](http://www.KingLandWater.com)