



### **Facts**

<b>Acreage</b>	524+-
<b>County</b>	LaSalle
<b>State</b>	Texas
<b>Listing Price</b>	1,600,000.00
<b>Listing #</b>	

524 +- Acres located approximately 11 miles west of Cotulla.

Beautiful property with red sandy soil and typical south Texas brush in the heart of big deer country!

The ranch is high fenced on the front and partially high fenced on 2 sides.

There is an abundance of Whitetail deer, turkey, hogs, quail and dove.

Improvements include:

3 water wells:

1. Domestic water well
2. Carrizo water well piped to the tank stocked with catfish and bass.
3. Large Carrizo water well with a frac tank that was drilled by the oil company and turned over to the land owner. This is equipped with a 60 HP pump and 3-phase electricity.

There is a possibility to have future income from selling water from this well to the oil companies drilling wells in the area.

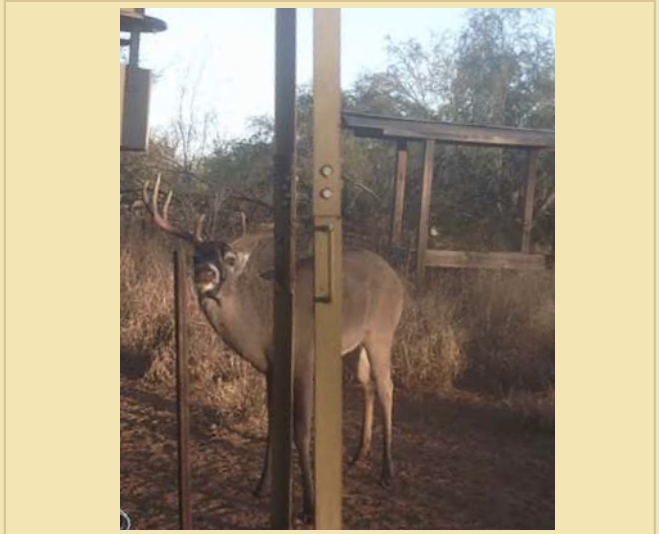
3 stock tanks

3 Bedroom-2 bath Modular Home

9- Deer blinds and feeders

Large field (30-35 Acres)

**Gallery**





**Gallery**

