



**Facts**

<b>Acres</b>	121 +- Acres
<b>County</b>	LaSalle County
<b>State</b>	TX
<b>Listing Price</b>	675,000.00
<b>Listing #</b>	

121+- Acres  
Highly sought after 121 +- acre Nueces River Ranch property in LaSalle County approximately 4.5 miles from Cotulla, with approximately 1,420 feet of river frontage and excellent South Texas brush habitat. Located just a few minutes from Cotulla, Texas this a South Texas jewel! River properties create another dimension to hunting and fishing in South Texas. There is no telling what you may see coming through on the Nueces River. Many species of fish inhabit the Nueces even an occasional alligator.

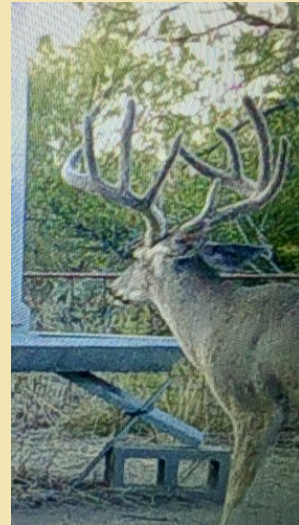
Wildlife including an abundance of Whitetail deer, Rio Grande turkey, bobcats, feral hogs, Axis deer and other exotics, javelina, dove, quail, and more. Birding on the river is always a treat as the greens jays frequent this area. If you are an arrowhead fan this property has good spots for finding these treasures. The seller maintains all the fences well and has run cattle on the ranch for years.

This is an exceptional property and it is my privilege to offer it for sale.

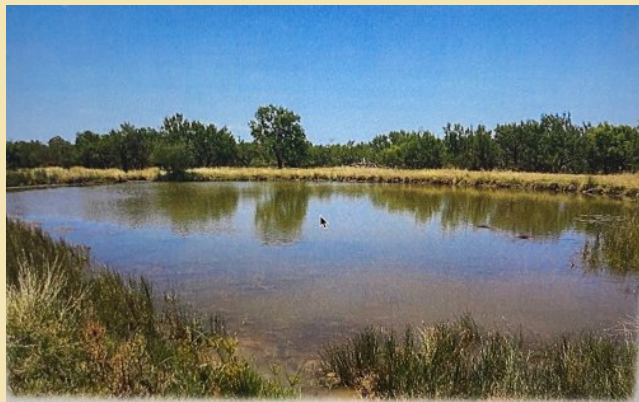
Improvements include:

- \*Approximately 1750 feet of river frontage on the Nueces River.
  - \*Three Bedroom, one Bath hunters house that is modest but comfortable even for the wife!
  - \*Pole Barn storage barn ( 30ft x 30 ft)
  - \*Shed and game cleaning station
  - \*Two water wells:
    1. Domestic water well equipped with a submergible pump with one mile of water line with four cement troughs water and a pipeline supplementing one of stock tanks.
    2. Domestic water well with solar water pump that supplements the second stock tank.
  - \*Five food plots ranging in size from one to eight acres.
  - \*Two stock tanks stocked with Catfish and Copper-nose Bluegill.
  - \*5-blinds
  - \*6-spin feeders
  - \*2-automatic spin feeders
  - \*3- 4X8 hog traps
  - \*1-3x5 hog trap
  - \*1-35 feet diameter hog trap
  - \*\*No minerals will be sold and no production on the property.
- Price: \$675,000.00

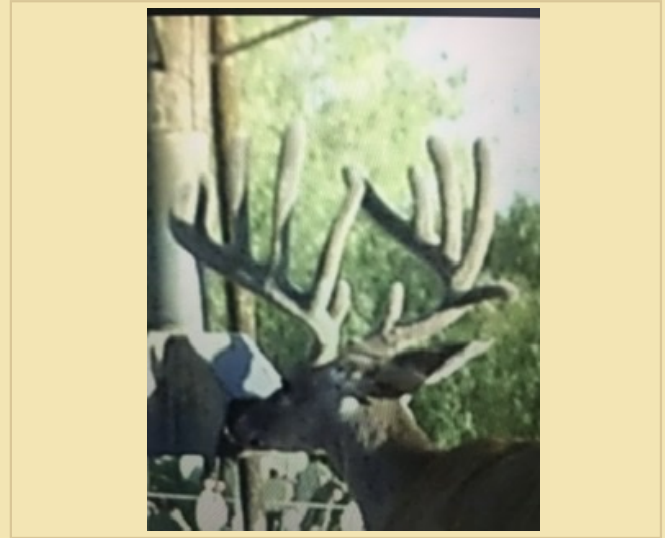
**Gallery**



**Gallery**



**Gallery**



**Area Maps**



**Area Maps**

