



**Facts**

<b>Acreage</b>	133
<b>County</b>	Dimmit
<b>State</b>	Texas
<b>Listing Price</b>	\$565,000
<b>Listing #</b>	

This is a great hunting and cattle ranch located in the "Golden Triangle" hunting paradise region of South Texas. There is an RV on the property that will remain. The property has an agriculture tax exemption. The frontage on FM 85 could also be utilized as commercial.

- \* 133 acres located between Carrizo Springs and Big Wells, Texas
- \* 2 pastures
- \* 3 stock tanks
- \* 3 wet weather creeks
- \* Small set of cattle pens
- \* 63 acres of buffel grass
- \* Carrizo water well
- \* Electricity, septic
- \* RV
- \* 2 car metal building shop/garage measuring approximately 20x30
- \* Commercial sign
- \* Surface only