



**Facts**

<b>Acreage</b>	119 Acres
<b>County</b>	La Salle
<b>State</b>	Texas
<b>Listing Price</b>	365,000.
<b>Listing #</b>	

Improvements include:

**Home**

Info: 2450sq ft, 3 bd 3 bath, formal living/dining, western decor, breakfast nook, family room, game room, utility room, 2 fireplaces, one in master, master bath includes jacuzzi tub, seperate shower, 2 large closets, large patio, landscaped, 2 car carport, storage room, underground sprinkler system, yard around home is fenced, cattle guards at entrance to ranch and house.

1 Stock Tank

40 x 60 Overhead Barn

Pipe cattle pens with small barn

Carrizo Water well (approx 1500 ft in depth) with a 4 in casing

Description: The property is approx 15 minutes from Dilley or Cotulla, TX. Fronts on a county maintained road. Very quiet, peaceful, without being too far from civiliation. The ranch has lots of wildlife and would be great for horses, cattle and hunting. The current owner used the home a residence but would be a great weekend get away. Red sandy soil is productive. It has a good road system. Additional land is available. A small portion of the minerals are negotiable with a full price offer.

Small good ranches are hard to find. Please call for more information or for an appointment to see this beautiful property.

**Gallery**



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