

Hammond End of Road Ranch

Atascosa County Ranch 149 acres

ACREAGE: Survey: 149.23 acres Southwest of Charlotte, TX-Atascosa County

PRICE: \$5,000.00 per acre-Owner Financing Available to qualified Buyer

LOCATION: Located between Hwy 85 and Hwy 95 just off of Davis Switch Rd. (CR 349)
Take CR 352 1.5 miles Ranch located on North side of road. All weather roads

IMPROVEMENTS: High fenced on 3 sides. Low fenced off CR 352 frontage/(2288 ft)
Approximately 3 acres. Fenced in the interior of ranch near camp house

-20 X 100 ft all steel Barn

-Low fenced into 4 pastures

-Manufactured Home-2 bedroom/1 bath

-Storage container (feed room) 20 ft

-2 Ponds

-2 Wells-Tested one at 85 gpm/Other well at 75 gpm-Some irrigation potential

-1 Domestic Livestock well with storage tank

-Electricity

-Non Reality items Included in Sale-New CAT generator 30 Kw Diesel, 500 gal
Fuel tank and other Farm equipment

MINERALS: 51% OF Minerals will sell with property-Owner will retain 49%

PASTURES: Mostly native grasses and weeds. Regrowth mesquite and other South Texas
brush Some small acreage mostly cleared that could be improved for food plots This region
is known for big Whitetail Deer, Hogs, Turkey, etc.

WILDLIFE: Whitetail Deer, Wild Hogs, Turkey, Dove and Quail

WATER; 3 Wells – Opens up many possibilities to manage Food Plots, Tank water,
Livestock and Game watering

REALTOR COMMENTS: Great potential for Recreational property. Deer management
and breeding possibilities. Irrigation potential out of two Wells, including water source to
maintain tank water---Owner financing makes this a unique property ownership and
investment opportunity not readily available in South Texas