

OLD MINES RANCH - MAVERICK COUNTY

\$2,432,700

1,700 ACRES WITH LODGE

NEAR EL INDIO, TEXAS

LANDS OF TEXAS #1008813



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FOSTER
Farm & Ranch

Private Hunter's Retreat

Situated along FM 1021, Old Mines Ranch offers 1,700 +/- acres in southern Maverick County. The ranch features over a mile of Rio Grande River frontage and excellent improvements, wildlife, and water potential, making it an ideal hunter's retreat.

Wildlife:

Abundant native wildlife. Protein has never been fed on the ranch, yet multiple deer in the 170s have been claimed..

Water:

- The ranch affords excellent water potential with a series of 10-inch underground water lines that run throughout the property to five pivot points. The irrigation equipment is no longer in place, but the infrastructure is still intact and is multi-purpose.
- Ranch is enrolled in the Maverick County Water and Improvement District
- Multiple canal laterals that keep two large tanks - one ten acres and the other eight acres - full. Easy to irrigate and water livestock and wildlife.

- Several other smaller tanks

Improvements:

- Five-acre, high-fenced compound with a large lodge that has a commercial kitchen with seating for 30
- Across the flagstone patio from the lodge sits the motel. With seven bedrooms, seven baths, the motel easily sleeps 29 people. Each room has a separate window unit for a/c and heat.
- The lodge and motel are on City of Eagle Pass water and electricity.

Minerals:

Seller has none to convey.

Price:

\$2,432,700 or \$1,431/acre

Additional adjacent property available for purchase.