

**Jim Wells County
La Monte Ranch
187± Acres**

This ranch is located 10.3 miles north of intersection of HWY 44 and FM 103. An ideal property for the outdoorsman and avid hunter. Wildlife on property includes whitetail deer, hogs, javelina, dove, turkey and other varmints. The ranch has been left primarily in its natural state with no brush cleared with the exception of the senderos and food plots. Tree cover includes huge mesquite trees and large oak trees lining the seasonal creek that crosses the northern section of this property.

The current owners have had the ranch under game management program for several years and currently have two large food plots planted with piped in water. Two stock tanks provide water and act as an excellent habitat for whitetail and other wildlife. One of the food plots has a watering station supplied from the submersible well with a flotation device to regulate water storage.

A submersible water well is located at the ranch headquarters along with a set of cattle pens and a wind mill. A small trailer with a nice storage shed and outdoor covered patio serve as the headquarters.

This ranch provides excellent cover for both rifle and bow hunters and a managed wildlife program conducive for top notch hunting. This hunting retreat would be a great investment as Texas land prices are solid in these times despite the stock market fluctuations and recent down turns.

Listed for \$1,700 per acre



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800.447.8604 • WWW.RANCHINVESTMENTS.COM

INFO@RANCHINVESTMENTS.COM