

# VIEWS - PRIVACY - NATIVE COVER - WILDLIFE

168+- ACRES - \$840,000 (\$5,000/AC) - MENARD COUNTY - TEXAS 11040 PR LN, LONDON, TX 76854



## LAND

Beautiful property located in Menard Co. just North of London, TX. This property features Native Cover such as, Spanish Oaks, Liveoaks, Shin Oaks, Cedars, Persimmon & Agarita. Many different Draws, lined with Spanish Oaks and Rock Outcroppings, traverse this property, adding to the character & appeal. This property boast beautiful 180 degree views of blue hills & sweeping valleys in the distance.

## WILDLIFE

Wildlife includes Whitetail, Hogs, Quail, Turkeys, Birds, Rabbits and various other small species. Quality free range Whitetail have been spotted over the years.



## IMPROVEMENTS:

- 9 GPM Water Well at 280' deep with Well House
- 1,000 gallon Septic Tank (split concrete tank w/ 10 panel drain field) installed in 2002
- Low Fenced Perimeter
- 3/2, 16x18' Clayton Mobile Home
- Numerous Sheds & Outbuildings
- Travel Trailer
- Cattle Panels pen set-up

## OTHER:

- Ag Exemption - Mares & Foals program
- Seller will Retain 25% of all Oil, Gas & Wind Mineral Rights
- Property to be Sold As-Is
- Seller requires 90 days to move after Closing
- Closing Office - McCulloch County Abstract and Title













