

# PICKENS RANCH

~87 ACRES

BANDERA COUNTY

*"Land is not merely soil, it is a fountain of energy flowing through a circuit of soils, plants and animals."*

*~ Aldo Leopold*



# **PICKENS RANCH - BANDERA, TEXAS**



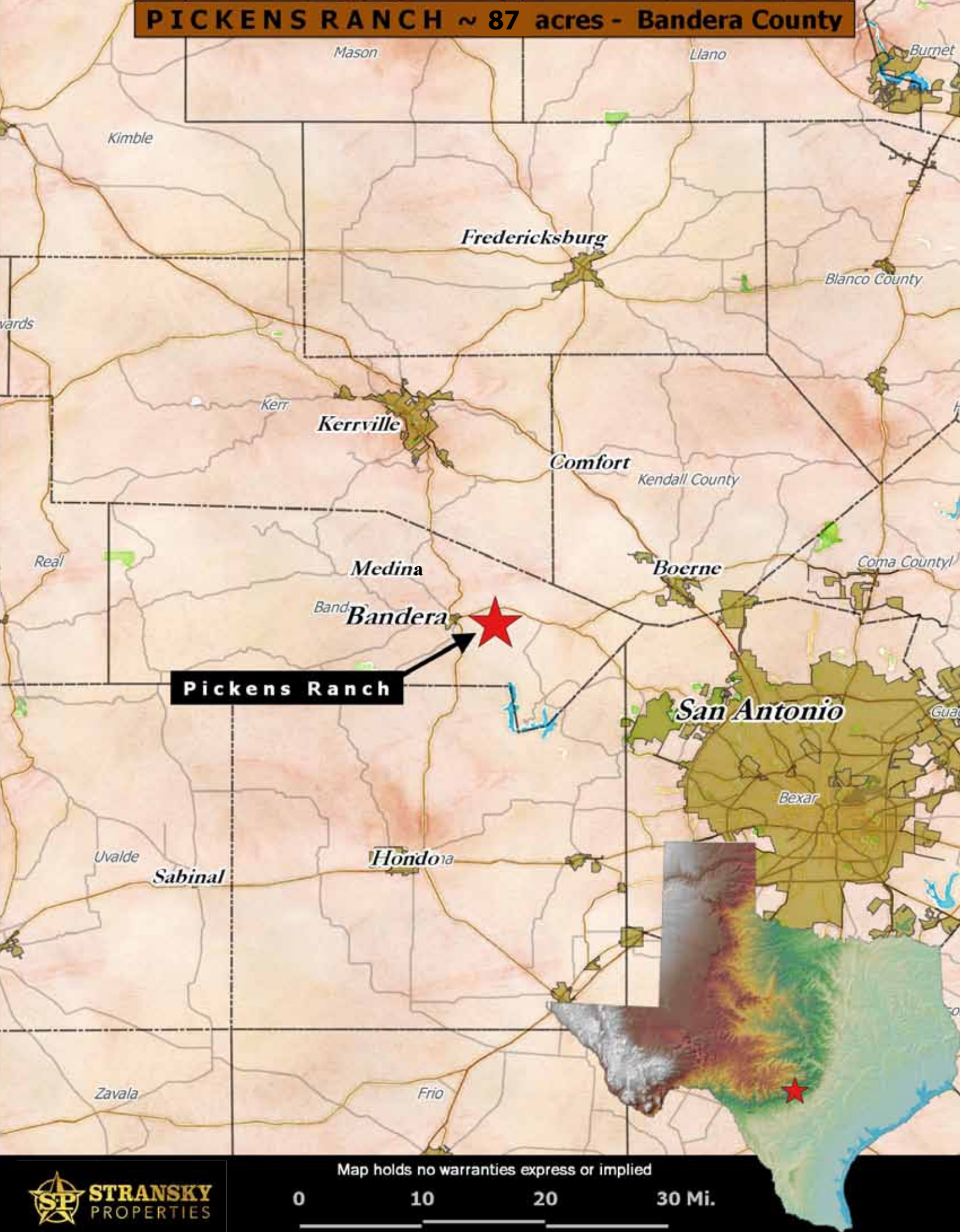
## **DESCRIPTION:**

***The Pickens ranch is a total of approx. 87 acres fronting on Hwy. 16 just 5 miles south of Bandera, TX. There is approx. 87 acres on the east side of Hwy. 16 being in Bandera School District. The ranch has a great diversity of large Oak trees with good cover for the wildlife and several open fields with good soils for grazing. This property has been in the same family for several decades and used for agricultural purposes, but with the growing population several properties adjoining this are now being used for commercial purposes. The sellers prefer to sell as a whole, but are willing to consider subdividing into smaller tracts of 20 acres or larger.***

***The ranch has nice open pastures and very large oak trees. It is currently under an ag exemption and being leased out to run goats on. There is approx. 2,700 of frontage on Hwy. 16 and 1,450 of depth. There is an old house of approx. 1,042 sq. ft., but it is not lived in at this time. There is also 1 septic system and 1 water well which provides water to the house and livestock troughs. There are some old sheds that are used for cover for the livestock and a set of working pens. The ranch has 3 phase power and also a pipeline running through it. There is good perimeter fencing and a cross fence dividing the property into two pastures with a fenced lane leading into the working pens and barns.***



**PICKENS RANCH ~87 acres - Bandera County**





# Pickens Ranch ~ 87 acres Bandera County



Map holds no warranties express or implied

0 250 500 750 1000 ft



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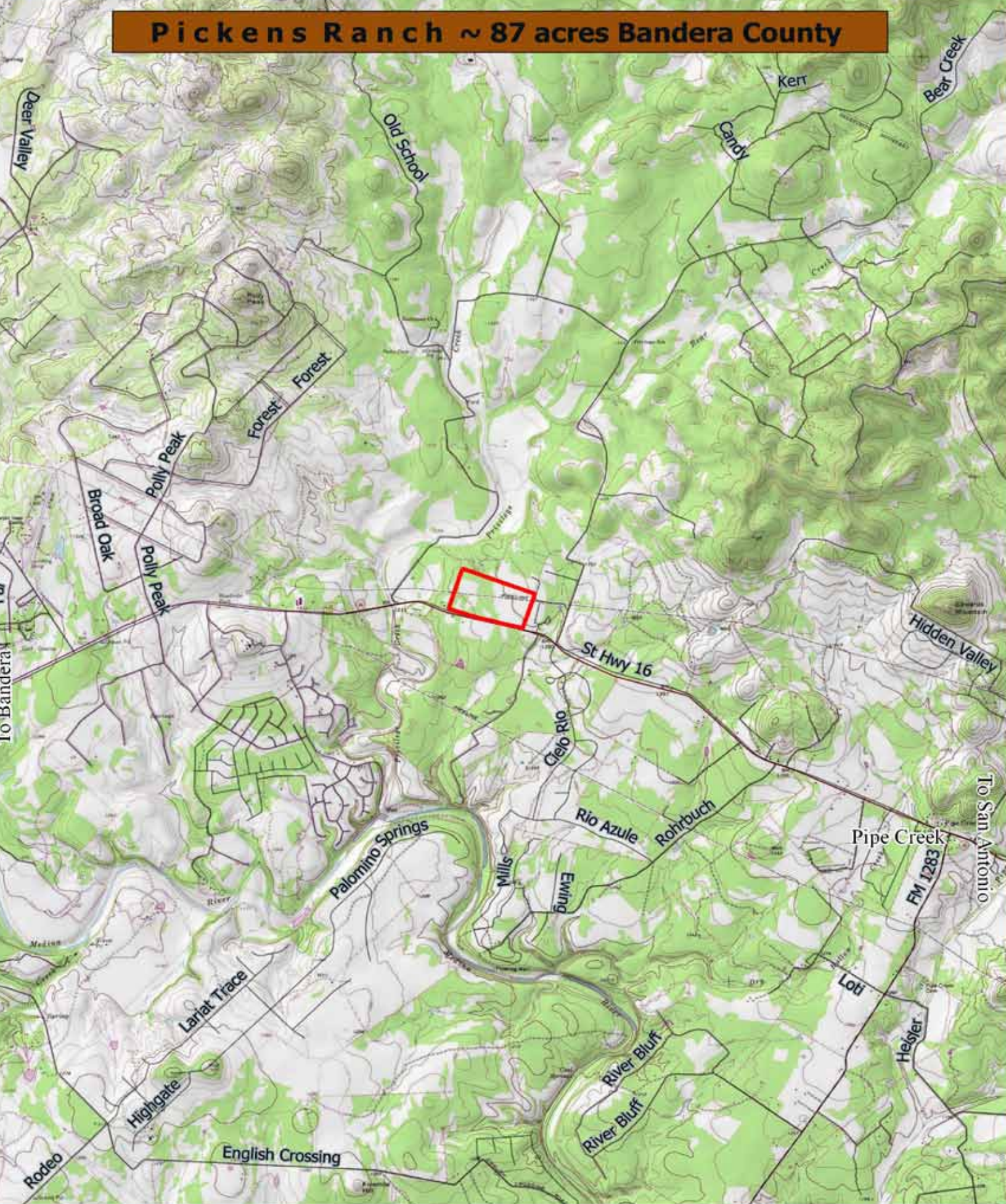








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0 0.5 1 1.5 2 Mi



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