

PICKENS RANCH

~130 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. 130 acres fronting on both sides of Hwy. 16 just 5 miles south of Bandera, TX. There is approx. 87 acres on the east side of Hwy. 16 and 43 acres on the west side of Hwy. 16 with both sides 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.

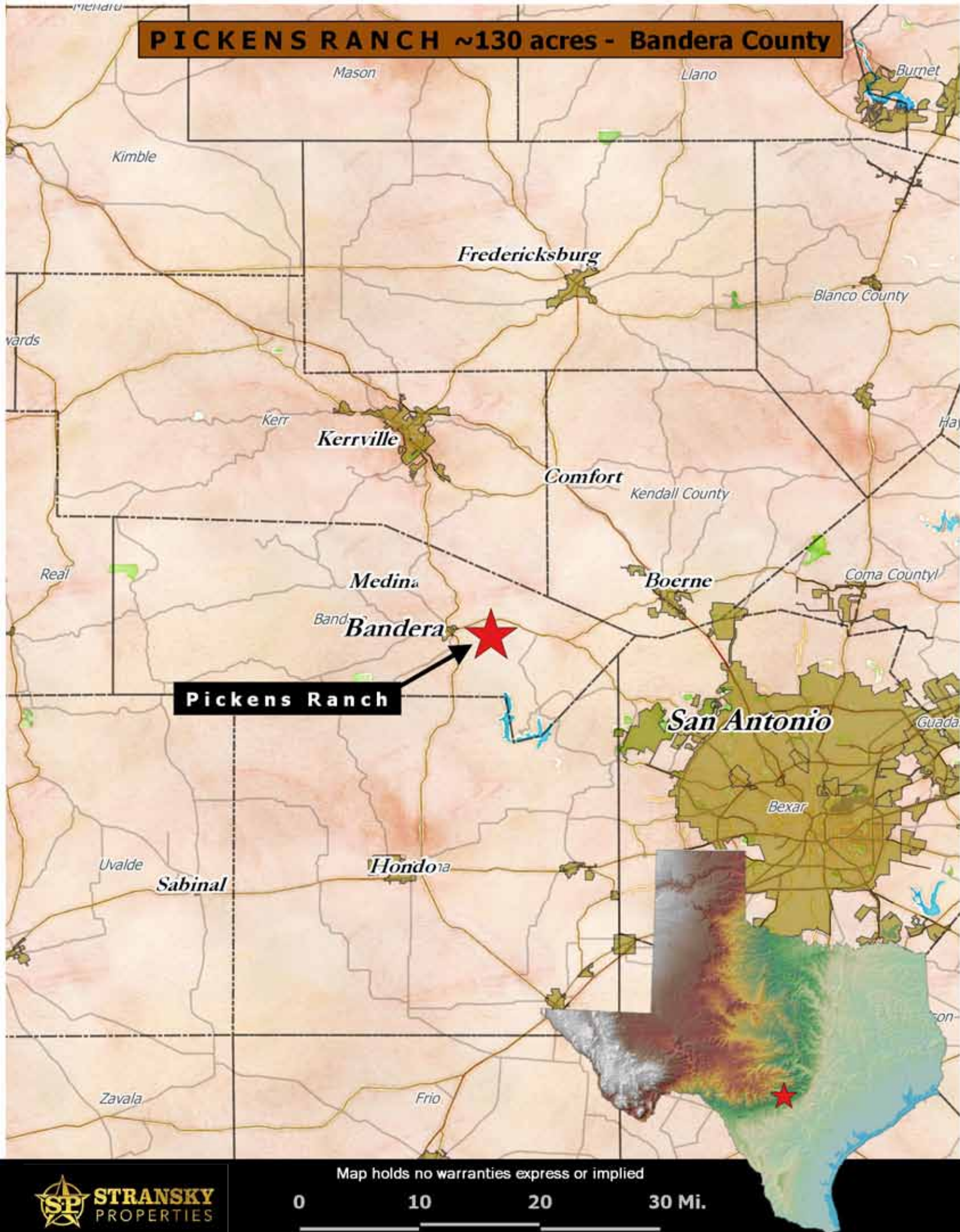
EAST SIDE OF THE RANCH SPECIFICS (+/-87 ACRES)

The east side of the ranch is approx. 87 acres with 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.

WEST SIDE OF THE RANCH SPECIFICS (+/-43 ACRES)

The west side of the ranch is approx. 43 acres consisting of about 1/3 of the property being in open pasture and the remainder being in dense brush with large live oak trees. The west side has about 1,770' of frontage on Hwy. 16 and 1,100' of depth. This side of the ranch has good perimeter fencing and is under an ag exemption, but has no other known improvements.

PICKENS RANCH ~130 acres - Bandera County

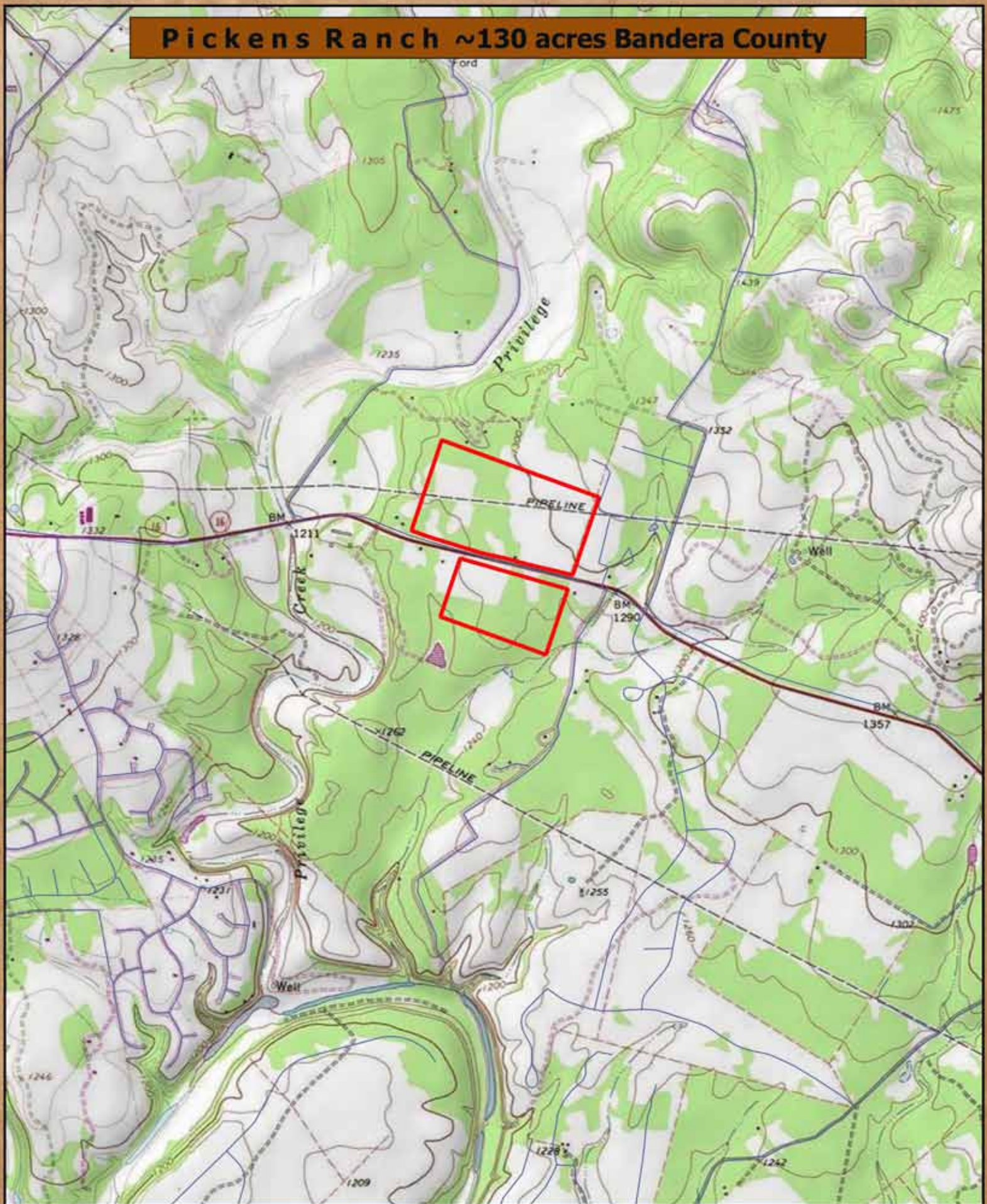


Pickens Ranch ~130 acres Bandera County





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Map holds no warranties express or implied

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STRANSKY
PROPERTIES

