

DIAMOND A RANCHETTE

25± Acres // Atascosa County // Jourdanton, TX



STRANSKY
PROPERTIES

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STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT



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The Diamond A Ranchette is ±25 acres at 7450 CR 331 in Atascosa county and Jourdanton ISD just 10 minutes south of the Jourdanton high school behind a gated entrance with about 500' of frontage on CR 331. The property is mainly open pasture with paved frontage right to the front gate perfect for horses/cattle and/or hay baling.

IMPROVEMENTS

The ranch includes a very nice and well kept 2,450 sq. ft. 3 br, 2 bath pier and beam home built in 1998 with both front and back porches that includes \$45,000 worth of recent custom upgrades of which a copy can be provided. There is also a 60x30 shop with concrete floor and a 25x60 overhang with a 30 amp plug-in on one side and another overhang on the other side of the barn with portable horse stalls that can convey with the property. There is also a detached two car garage with a carport.

WATER

Water is supplied to the property through McCoy water supply and there is also a water well if needed to supplement other necessities.

MINERALS/RESTRICTIONS

There are no minerals to convey with the property and there will be some proposed basic use restrictions. A copy of those restrictions can be provided upon request.

AG EXEMPT

The property is currently ag exempt.

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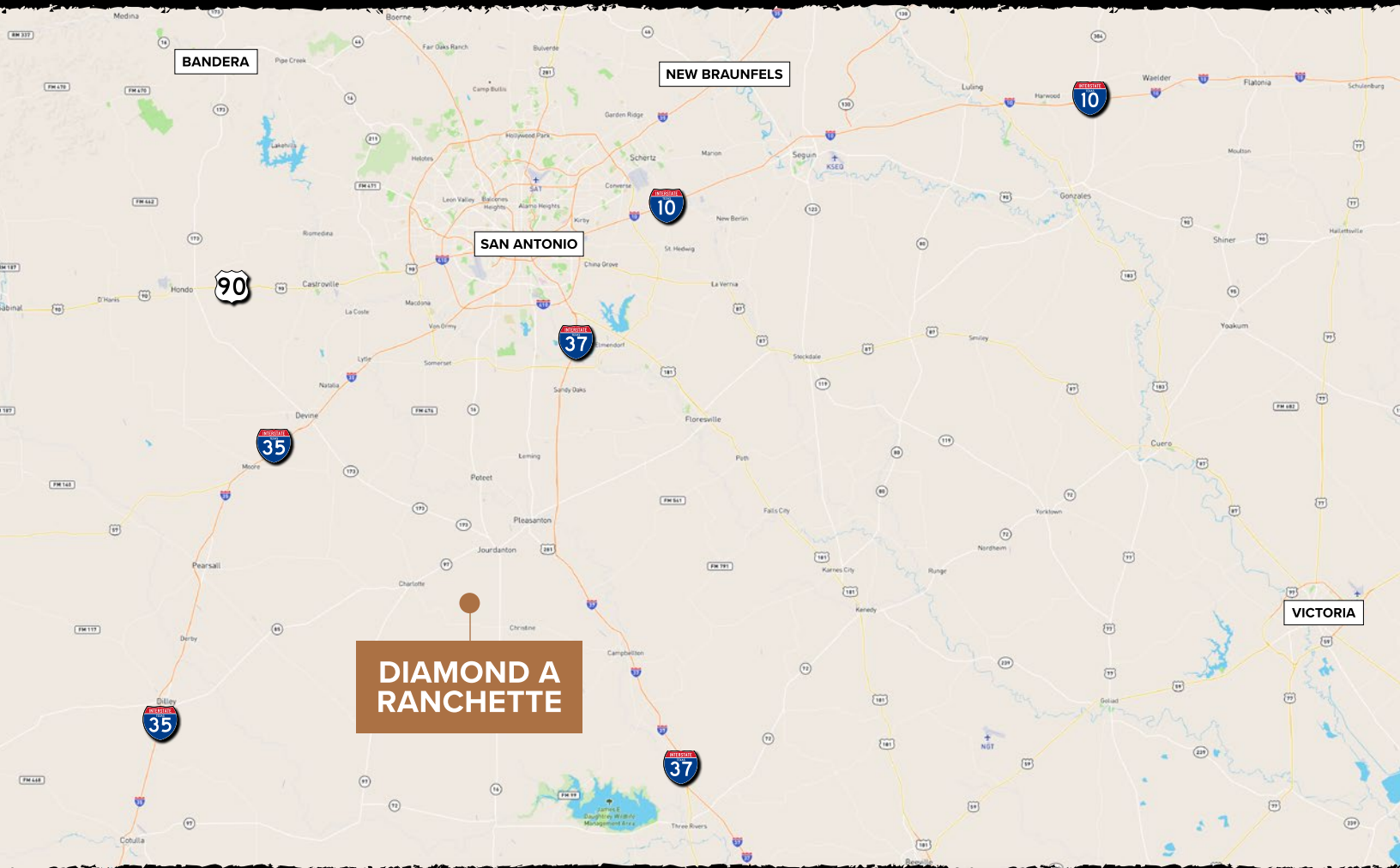
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