

Acres: 400 +/-

Locations: Big Wells Texas, Dimmit County

Description: This rare find located in the center of the famed golden triangle is the perfect place for a trophy hunting ranch or a weekend get-a-way. With great native habitat and an abundance of wildlife this property has it all. Intensely game managed for over a decade this ranch is ready for the new owner to enjoy a turn-key operation. A variety of high protein brush and native grasses are found throughout the property.

Wildlife: In addition to a well established trophy whitetail deer heard this property has an abundance of Rio Grande Turkey, Quail, Doves and wild hogs. Additionally, this ranch has a small trophy elk herd ranging the property.

Water: Five stock tanks throughout the property with a wet weather creek that traverses through the ranch. Two of the stock tanks are fed by the water well. There is also a wetland area that could be maintained to add additional surface water and water fowl habitat. There is one active water well that is drilled to the Carrizo aquifer and is approximately 2600 feet deep. There is another abandoned well that is capped at the Carrizo aquifer for future use.

Improvements: The current owner has poured a new foundation with rough plumbing that is ready to be framed and completed. There is one small storage shed and a utility barn located at the headquarters.

Remarks: With an ideal location and easy access to Big Wells and Highway 85, this ranch has the benefit of seclusion and convenience. All the hard work is



already done, now it's time for someone to move in and enjoy. Please call us today to schedule a showing to see this beautiful property.

Price: CALL FOR PRICE

Note: The information contained herein was supplied by sources believed to be accurate and BlackBrush makes no representation as to the accuracy of this information. All terms & conditions are subject to change without notice. Property is subject to prior sale and/or removal from market without notice. All maps show approximate property lines and are for information purposes only. Exact acreage and boundary lines will be determined by a survey prior to closing.

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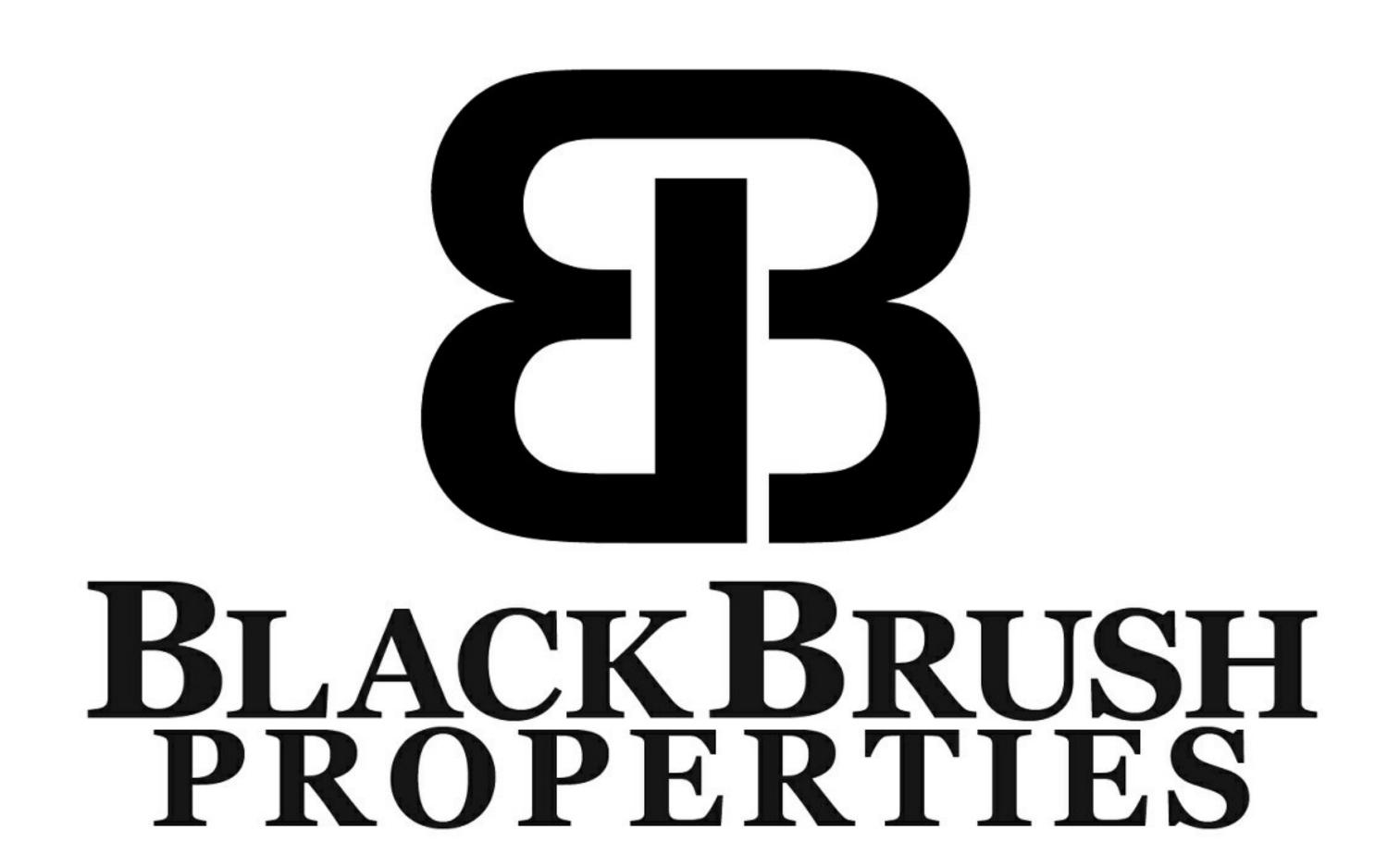












Norris Ranch
Big Wells, TX
400 +/- Acres
\$ 1,580,000

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