

# LOLITA RANCH

146.89 +/- ACRES

JACKSON COUNTY  
PROPERTY DESCRIPTION



## Great Country Property!

The Lolita Ranch is 146.89+/- acres of pastureland. The ranch has approximately 3,030 feet of paved CR 426 road frontage. The property has electricity and water well. There are several residences in the area and the land is in the highly desirable Industrial School District, making the property a great place to build a home and run cattle. The land is only one mile from a paved boat ramp accessing the brackish waters of the Lavaca River, there you can find excellent salt and fresh water fishing. A rarely used rail line once servicing Alcoa bisects the ranch, creating a 86+/- acre west tract and a 61+/- acre east portion of the property. The ranch is approximately 45 minutes from Victoria, 20 minutes from Edna and 1.5 miles to Lolita.

**LIST PRICE \$470,048**



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**COLDWELL  
BANKER**  
THE RON BROWN  
COMPANY

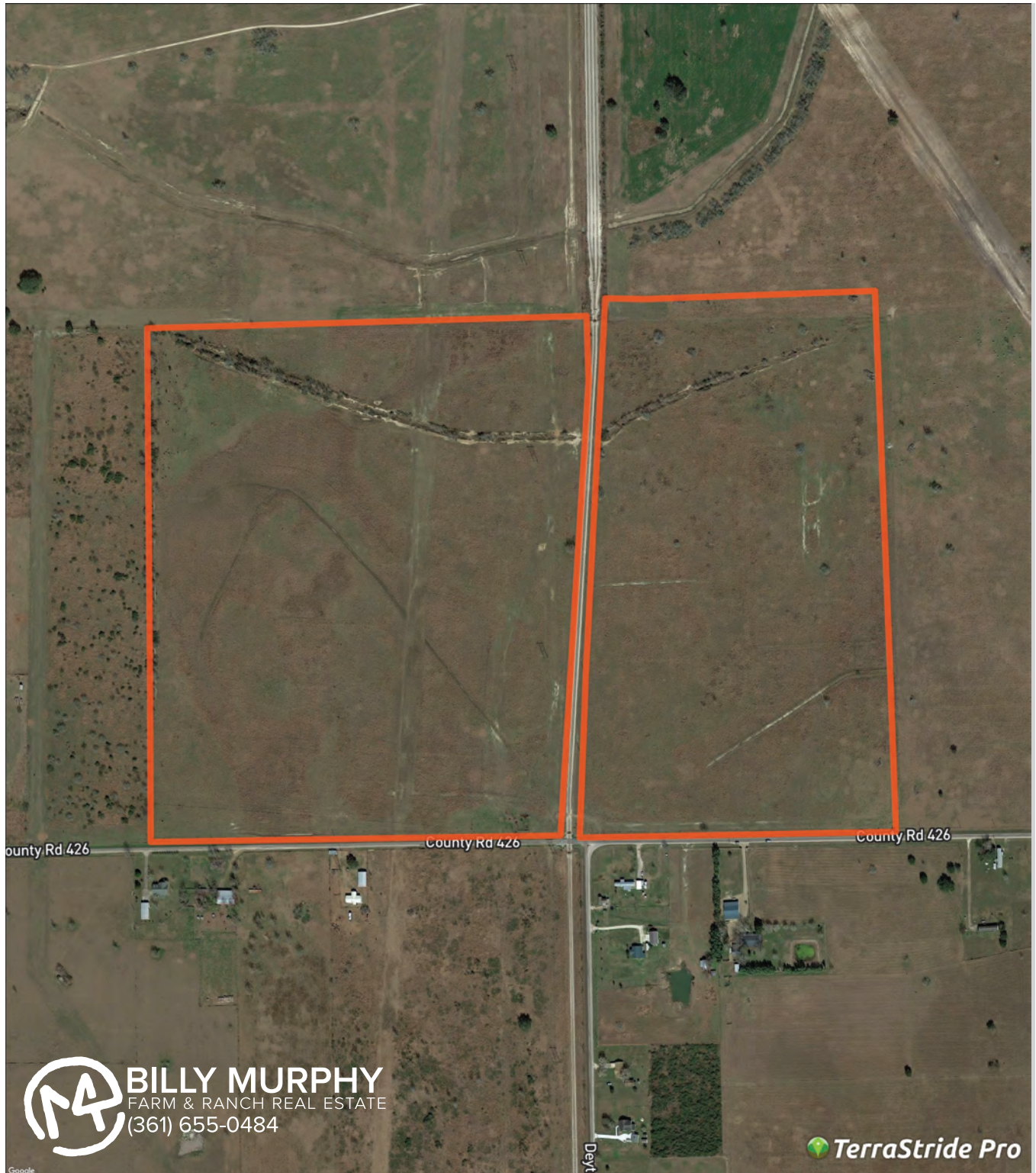
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 TerraStride Pro



# LOLITA RANCH

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PROPERTY LOCATION MAP

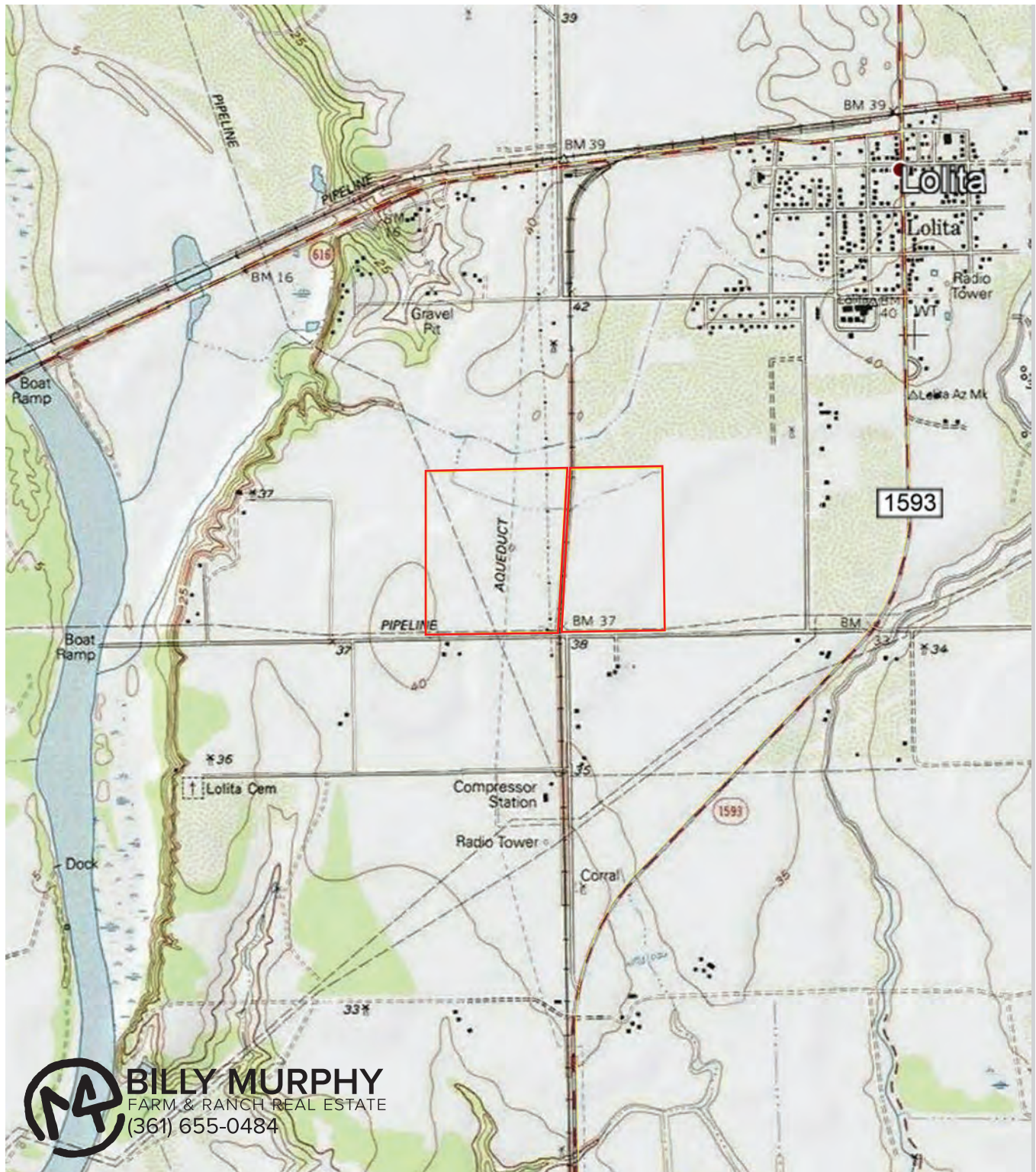




# LOLITA RANCH

146.89 +/- ACRES

JACKSON COUNTY  
PROPERTY TOPO





# LOLITA RANCH

146.89 +/- ACRES

JACKSON COUNTY  
PROPERTY FLOOD MAP

