



CASH RANCH
2694 + / - ACRES
VAL VERDE CO. TX



Lee, Lee & Puckitt
ASSOCIATES INC.

RANCH SALES & APPRAISALS

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*Over 180 Combined Years of Ranch Management,
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Cash Ranch

Val Verde County, Texas

Acreage: 2694.899 Surveyed Acres.

Location: Cash Ranch is located 57 miles Southwest of Ozona Texas. Travel 4 miles west from Ozona on US I-10 then exit and travel south 40 miles on Texas Ranch Road 2083 which turns to a caliche county road the final 13 miles to ranch entrance.

Description: Rolling to rougher canyons with 300 foot in elevation change best describes the "West of the Pecos river" ranch. Tree & brush cover consist of Mesquite, Cedar, Scrub Oak and Guajillo. There is a fair cover of native grass.

Improvements: The old Cash Ranch headquarters house with three bedrooms and one bath that is usable now but could use a little TLC. There are several very stable barns and sheds located at the headquarters. There is also a good set of pens. Fences are reported in good shape with 3 pastures and 2 traps.

Water: There are three water wells, 1 with windmill, 1 electric pump and a solar powered well. There is a large masonry water storage facility and several troughs.

Minerals: Seller prefers to keep their minerals but for a negotiated price would convey approximately 1/6th mineral interest under the 2694.899 acres.

Other Income: There is a cell tower lease that yields around \$699.60 per month.

Electric Provider: Rio Grande Electric CO OP

Ad Valorem Taxes: \$1131.55 Ag use

Price: \$775 Per acre

Disclaimer: The information contained herein is compiled from resources believed to be accurate. No warranties on the state of ownership of real or any personal property nor any representation as to its accuracy are made by Lee, Lee and Puckitt Associates, Inc. and/or its agents/brokers.



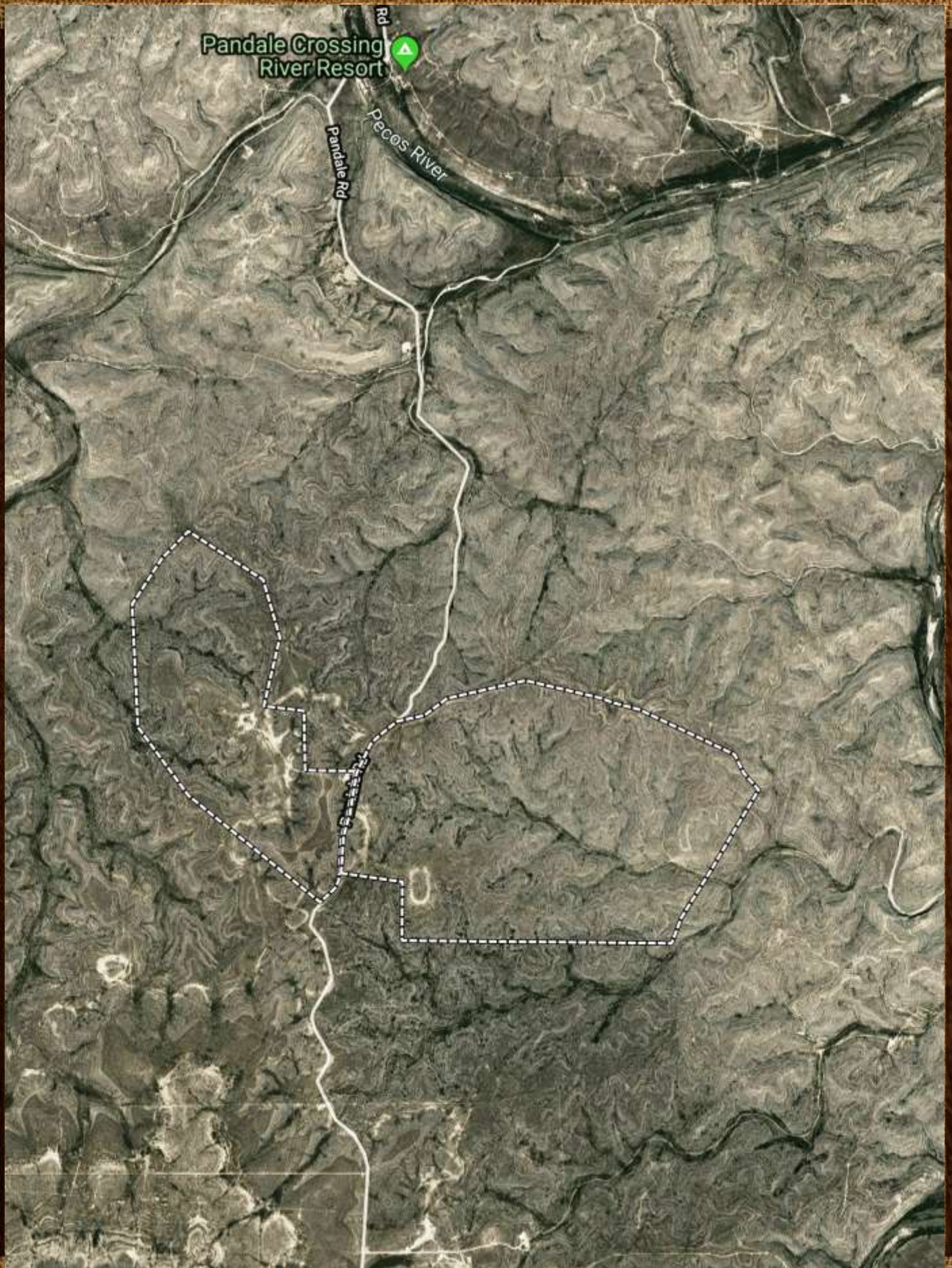


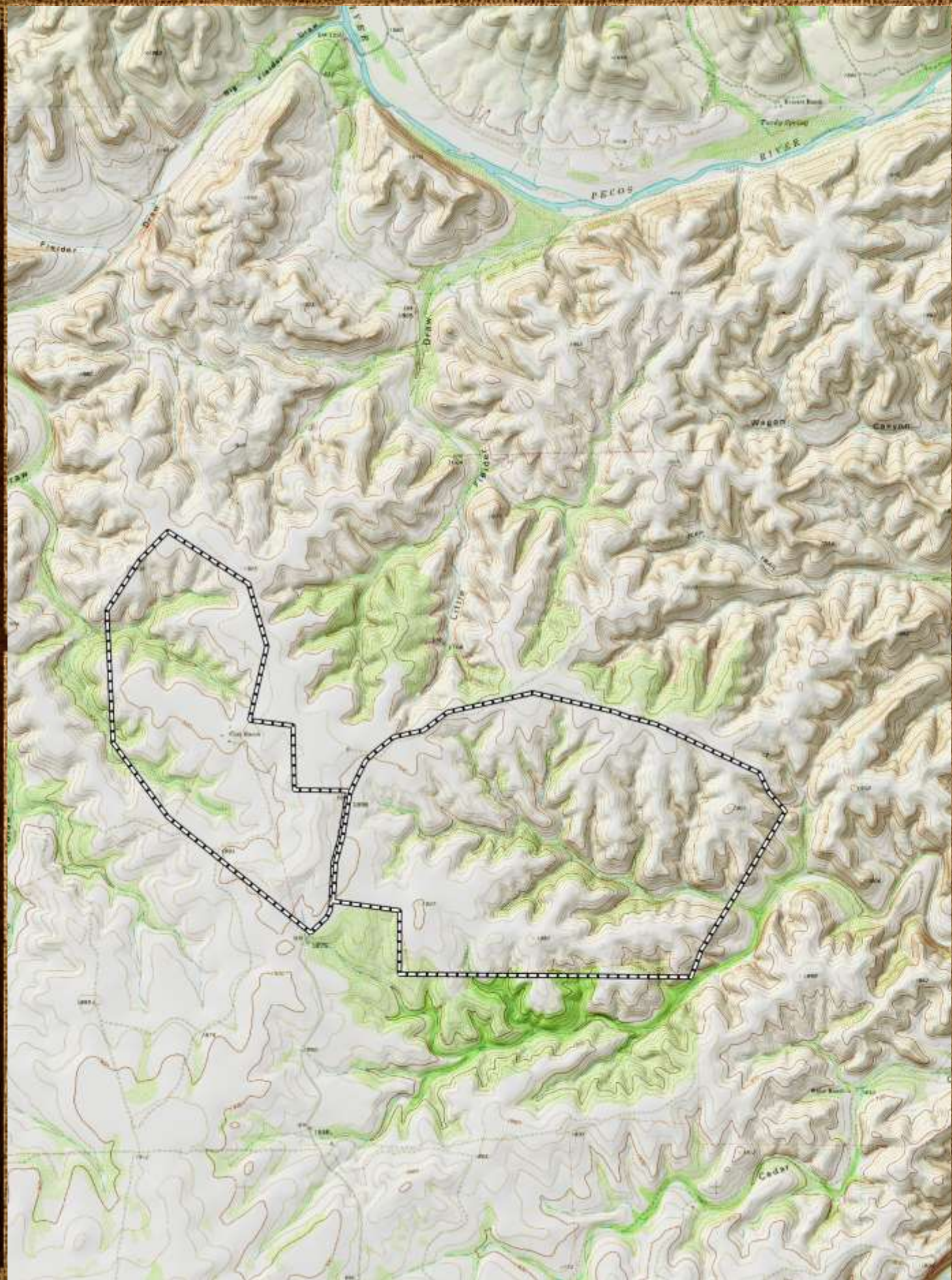














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