



HIGH LONESOME WEST - 356.67 ACRES, VAL VERDE COUNTY, TEXAS



FOR SALE

0000 HIGH
BRANDO ROAD,
SONORA, TX 76950

CONTACT

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HIGHLIGHTS

The Real Estate Ranch

- 356.67 ACRES
- HUNTING RANCH
- INVESTMENT POTENTIAL
- HUNTER'S PARADISE
- UNIQUE BLEND OF RUGGED TERRAIN
- HUNTING CABIN



Description



High Lonesome West - 356.67 Acres, Val Verde County, Texas

This Tract is 6 Miles East of Juno & The Devils River the is an old hunting camp that is not in terrible shape for a starter cabin or something to house workers (No Shower) on this Ranch which makes it pretty unique. It has (1) Fully owned well or Tracted out would be (3) 1/3rd interest in wells on surrounding tracts. This West Ranch Consist of High Lonesome West Lots 8, 14, 15, 16, & Tract 50 of High Lonesome North Subdivision. High Lonesome Roads are excellently maintained. Elevations Range 100 + Feet from High 2032 - 1911 Low side Mostly Gentle Rolling hills w/ a few Rough Patches & washouts. Three Mile Draw starts on this tract & is a known water feeder route for the Devils River which also keeps consistent brush cover & tender grass for Wildlife. Also this tract has Electric Everywhere with Great Roads for Travel, Exploration, & Hunting. Wildlife: Elk, Fallow, sika, Aoudad, Axis, Maybe some Mule Deer, Whitetail deer, Mountain Lion, turkey, hogs, quail, and dove. Minerals: The property is to be conveyed surface only. The Seller does not own any mineral rights.

Description



Investment Highlights

Cabin: An old hunting camp in decent condition, suitable as a starter cabin or worker housing (no shower).

- **Water:** Includes one fully owned well, or if divided, a 1/3rd interest in three wells on surrounding tracts.
- **Terrain:** Elevations range from 1,911' to 2,032', with mostly gentle rolling hills, some rough patches, and washouts. Three Mile Draw, a water feeder for the Devils River, starts on the property, supporting consistent brush cover and tender grass for wildlife.
- **Access:** Excellent roads for travel, exploration, and hunting.
- **Wildlife:** Diverse population including elk, fallow, sika, aoudad, axis, possibly mule deer, whitetail deer, mountain lion, turkey, hogs, quail, and dove.
- **Minerals:** Conveyed as surface only; the seller does not own mineral rights.
- **Directions:**
 - After the 4th cattle guard on Highway 189, look for a high fence on the right.
 - Turn left onto the dirt road immediately after the high fence ends.
 - Continue down the road, staying to the right.



Directions

After 4th cattle guard on 189 there's a high fence on the right. - Left on that dirt road directly after the high fence stops. -Go down that road a way and stay to your right.



SITE PHOTOS:

The Real Estate Ranch



SITE PHOTOS:

The Real Estate Ranch



SITE PHOTOS:

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SITE PHOTOS:

*the Real Estate
Ranch*













the Real Estate Ranch

**0000 Brando Rd,
Sonora, TX 76950**



**Presented By
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THE REAL ESTATE RANCH

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