



HWY 277 RANCH
Tom Green County, Texas
185 +/- Acres

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Acres: 185+/-

County: TOM GREEN

Price: \$1,600,000.00



Comments:

This ranch has been meticulously maintained, offering abundant native grasses and excellent soils. Its prime location and versatile improvements provide the new owner with a wide range of possibilities — whether as a full-time residence, weekend retreat, or high-end hunting property. Truly a turn-key opportunity in one of the most desirable areas south of San Angelo.

Location:

Approximately 2 miles north of Christoval, Texas, on U.S. Highway 277.

Terrain:

This is a beautiful, rolling live-oak ranch with paved road frontage and a paved driveway that runs from the front gate all the way to the back of the property. As they say in real estate — Location, Location, Location — and this ranch truly has it. It's conveniently close to both San Angelo and Christoval, making the daily commute, school drop-offs, or a quick weekend hunting getaway easy and enjoyable.

Water:

Domestic water is supplied to the property by Concho Rural Water. The owner has installed a large backup water-storage system in case of leaks or temporary outages. The property also features a pond fed by runoff that holds water well during normal rainfall years.

Improvements:

- Two exceptional barns
- A nearly new (less than one year old) 40' x 60' foam-insulated barn that is extremely well-built with extra-thick concrete flooring designed for parking or working on large equipment.
- A 30' x 40' foam-insulated barn that is heated and cooled, with overhangs for covered vehicle parking.
- Included with the sale is a one-year-old RV, perfect for the new owner to live or stay in while converting one of the barns into a barndominium or building their dream home.

Recreation/Hunting:

Excellent hunting opportunities for native whitetail deer, dove, and turkey. The back portion of the ranch is already high-fenced, so with a small amount of additional high fencing, the ranch could easily become an exotic-game ranch.

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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COOKSEY RD

MOORE RD

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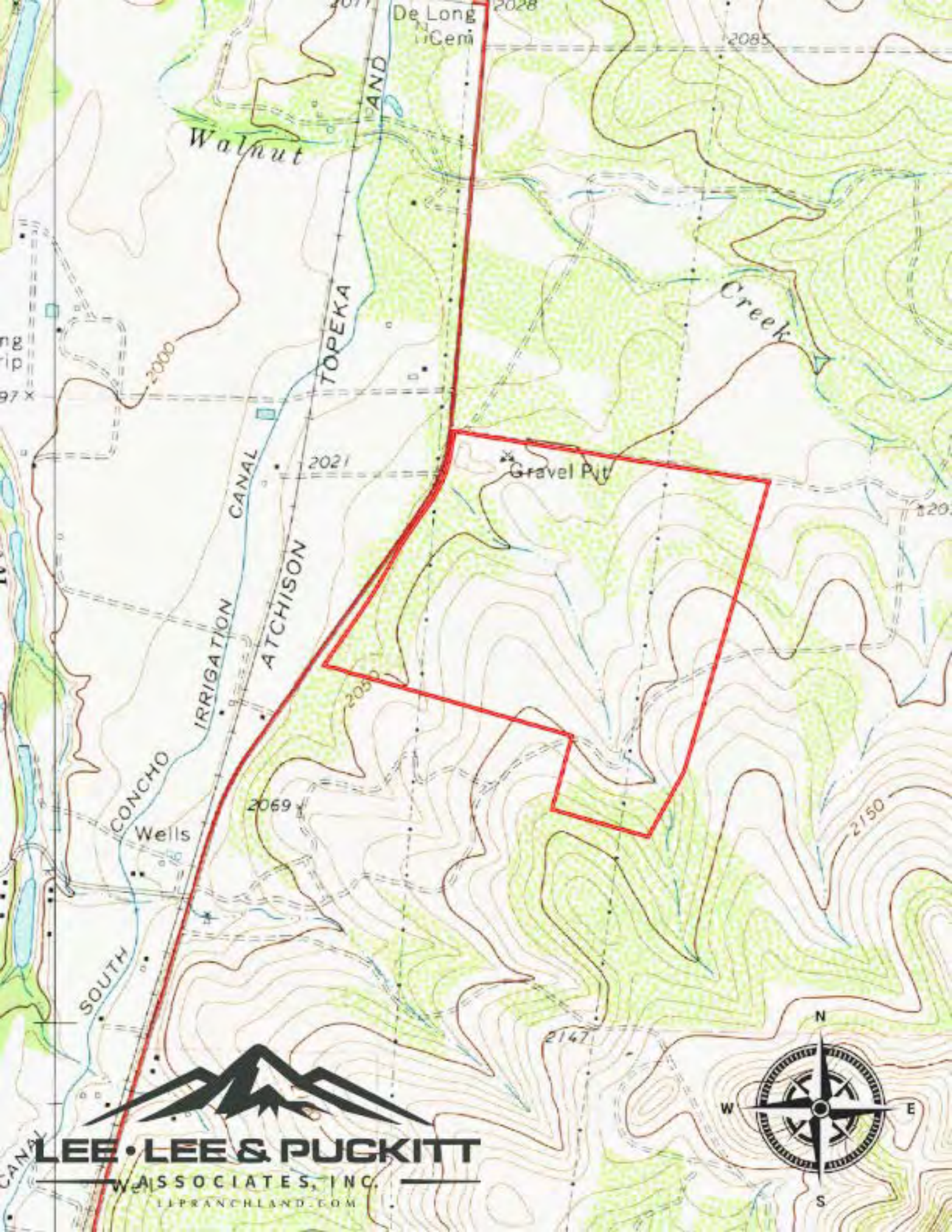
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Walnut

TOPEKA

Creek

Gravel Pit

CONCHO IRRIGATION CANAL

Wells

SOUTH



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