

OLD MINES RANCH - MAVERICK COUNTY

\$3,598,965

2,515 ACRES WITH LODGE

NEAR EL INDIO, TEXAS

LANDS OF TEXAS #944764



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FOSTER
Farm & Ranch

Private Hunter's Retreat

Situated along FM 1021, Old Mines Ranch offers 2,515 acres in southern Maverick County. The ranch features over a mile of Rio Grande River frontage and excellent improvements, wildlife, and water potential, making it the ideal hunter's retreat.

Wildlife:

Abundant native and exotic wildlife. Protein has never been fed on the ranch, yet multiple deer in the 170s have been claimed. 700-acre high-fenced pasture with many exotic species including elk, blackbuck, and axis.

Water:

- The ranch affords excellent water potential with a series of 10-inch underground water lines that run throughout the property to five pivot points. The irrigation equipment is no longer in place, but the infrastructure is still intact and is multi-purpose.
- Ranch is enrolled in the Maverick County Water and Improvement District

- Has multiple canal laterals that keep two large tanks - one ten acres and the other eight acres - full. easy to irrigate and water livestock and wildlife.
- Several other smaller tanks as well as a 30-acre lake built eight years ago that has never gone dry.

Improvements:

- Five-acre, high-fenced compound with a large lodge that has a commercial kitchen with seating for 30
- Across the flagstone patio from the lodge sits the motel. With seven bedrooms, seven baths, the motel easily sleeps 29 people. Each room has a separate window unit for a/c and heat.
- The lodge and motel are on City of Eagle Pass water and electricity.