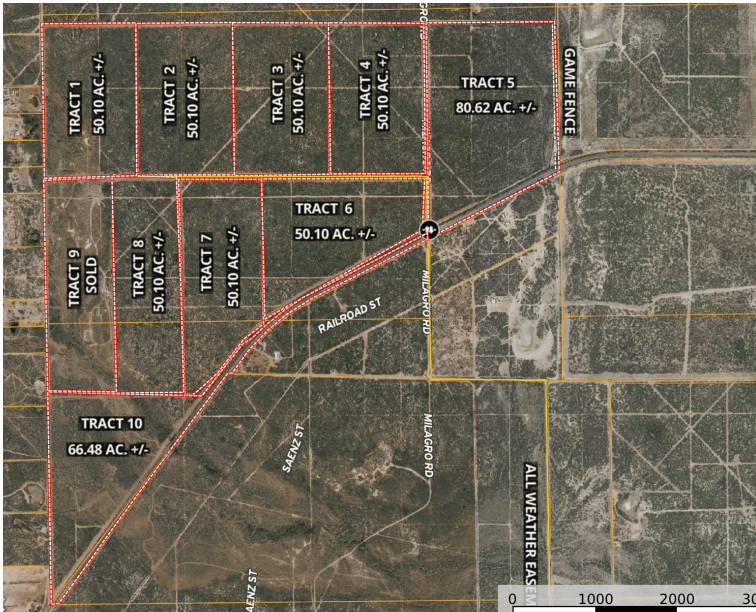


La Coma



This property is being offered exclusively by Compass Real Estate Investments. This property is conveniently located minutes from Laredo allowing for quick access to amenities. There are several tracts to choose from varying from 50 +/- acres to 82 +/- acres. This property is perfect for hunting and spur-of-the-moment outings. The property is currently set up for hunting with several hunting stations located throughout the ranch. This property is ideal for weekend getaways without being too far from the city.

- Size: 50-80 Acre Tracts in Webb County
- Location: 10 Miles East of Laredo on HWY 359, 1.5 Miles North on private easement.
- Price: \$250,500 or \$5,000 per acre
- Terms of Sale: Cash or Conventional financing.



HABITAT

The property has several brush species that provide cover and forage for wildlife. The property consists of Catarina Clay, Copita Sandy Loam, and Maverick-Catarina Soils. These soils are ideal for earthen ponds and for growing the necessary brush species for Whitetail Deer. The property is rolling with a 50' elevation change from North to Southwest as well as an elevation change to the East.



WATER

The property is in the Yegua Jackson aquifer, which is a minor aquifer that yields good water at reasonable depths. There are 2 other locations on the ranch that earthen ponds may be constructed.

WILDLIFE

The ranch has several species including Bobwhite and Blue quail, dove, wild hogs, and Whitetail deer.

OTHER

Minerals will not convey. Property is possibly in the City of Laredo ETJ.

IMPROVEMENTS

The property is low fenced on the west side, with game fencing on the East boundary. There is an all-weather easement allowing access to the property. Additionally, there is electrical service in the property. The property has several roads and senderos making it easy to get around the ranch.

Property Disclaimer

Note: This write-up may contain errors and omissions and is for information purposes only. The above information has been deemed correct but is not guaranteed and is subject to changes, corrections, and or withdraws from the market with no prior notice. Buyers Broker or Agent must be present at first showing or the payment of commission will be at the discretion of Listing Broker.



