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COMMERCIAL, INDUSTRIAL,  
 FARM & RANCH PROPERTIES

## FOR SALE

### 401.80 ± acres, Farm & Ranch Property

- LOCATION:** Jim Wells and Duval Counties. Approximately 11.6 miles NW of Premont, Texas off Hwy. 281 (east 401.80 out of 1013.17 acres).
- SOILS:** Good strong soils and heavy Sandy Loams. The soils are ideal for growing grain, wheat, flax or sun flower fields.
- HUNTING:** Some deer, excellent quail & dove hunting with food plots planted.
- WATER:** Irrigation potential and several earthen tanks.
- ROADS:** All-weather roads, both caliche and paved.
- MINERALS:** Surface Only
- TAXES:** Agricultural use – Jim Wells County
- PRICE:** \$2,000/acre
- COMMENTS:** Approximately 75 miles from Corpus Christi and approximately 150 miles from San Antonio, Texas.  
 Best route is to take FM 716 west off Hwy 281 just north of Premont. Take a right on CR 425 to where it dead-ends at CR 433 and take a left to the property.
- CONTACT:** HUTCH BRYAN, [Hutch@CLArealtors.com](mailto:Hutch@CLArealtors.com)



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