

# Landing Strip Ranch

175± ACRES | JIM WELLS COUNTY, TEXAS



TEXAS  
RANCH  
SALES, L.L.C.

Texas Ranch Sales, LLC

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**CLOSE TO TOWN AND JUST 5± MINUTES  
FROM THE AIRPORT**



**ONE WINDMILL WELL**



**ACCESS ON FARM TO MARKET 665**



**METERED WATER AND ELECTRICITY**



**NEW HIGH FENCE**



**ABUNDANT WILDLIFE WITH HIGH  
QUALITY DEER**



**ALMOST A MILE OF LIVE WATER LATTAS  
CREEK**



**GREAT FARMING, RANCHING, AND  
HUNTING OPPORTUNITIES**





The high-fenced 175± acre Landing Strip Ranch is located in Alice, Texas, with access on paved Farm to Market 665. The property is just 5± minutes from the Alice International Airport, Corpus Christi is under an hour away, and San Antonio can be reached in less than two hours.

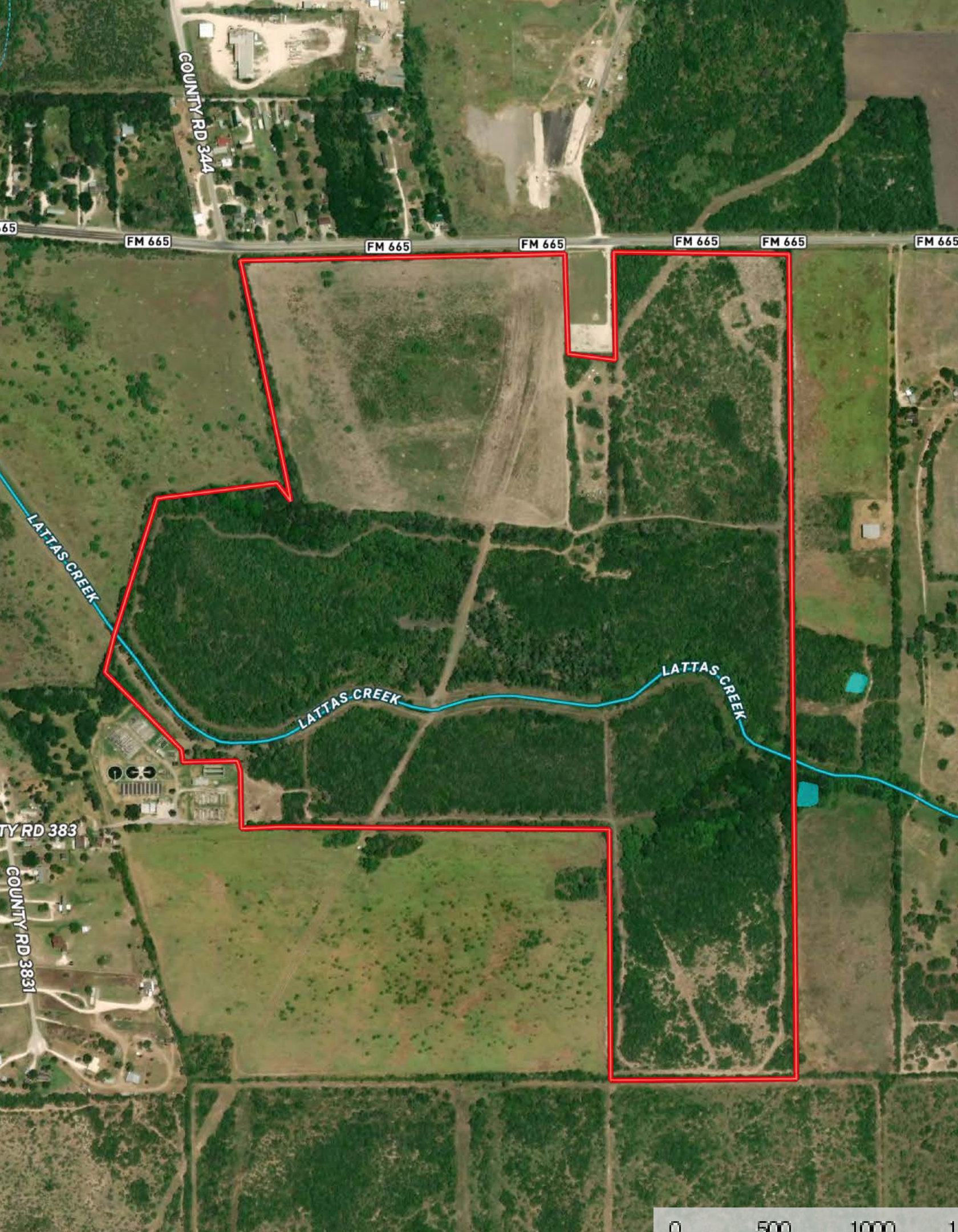
Live water Lattas Creek flows through the ranch for almost a mile. Towards the center of the property, there is one windmill well providing supplemental water to livestock or game. Additionally, there is city water with a water meter servicing the ranch and electricity is in place.

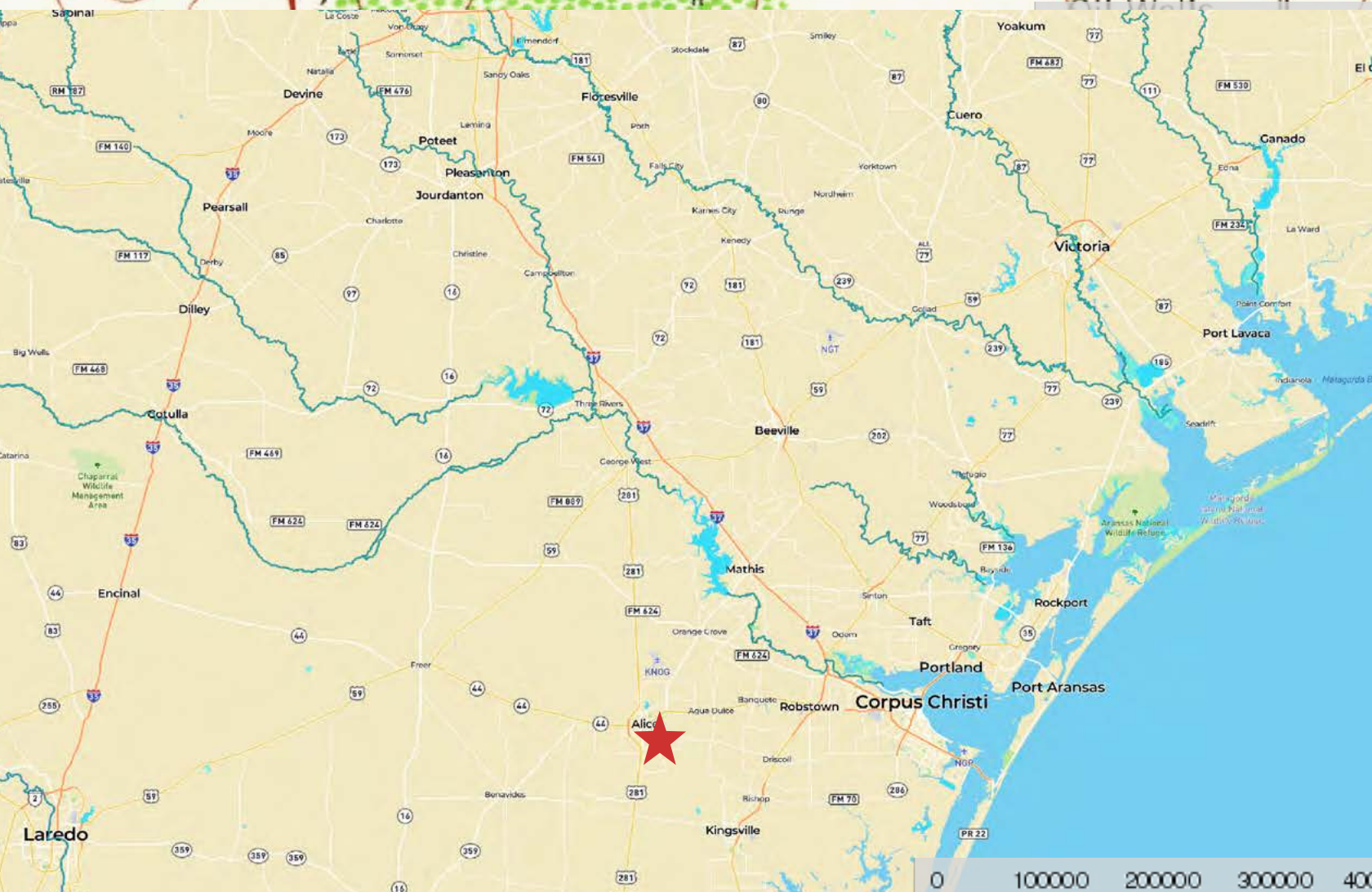
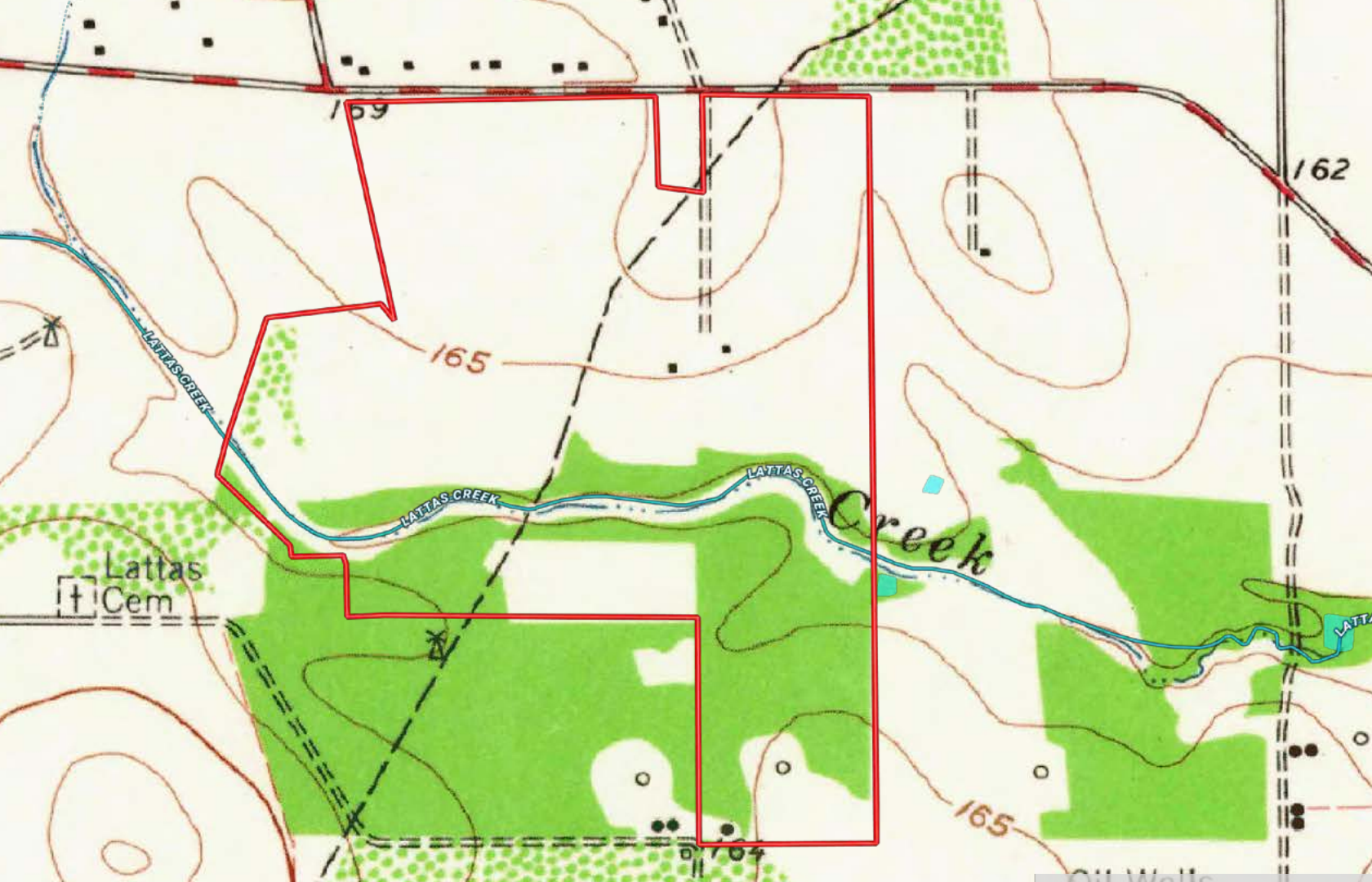
Approximately 50± acres of rich pastureland and 125± acres of brush country make up the Landing Strip Ranch. The pastures are ideal for agricultural farming and ranching pursuits while the dense brush gives endless opportunities for hunting.

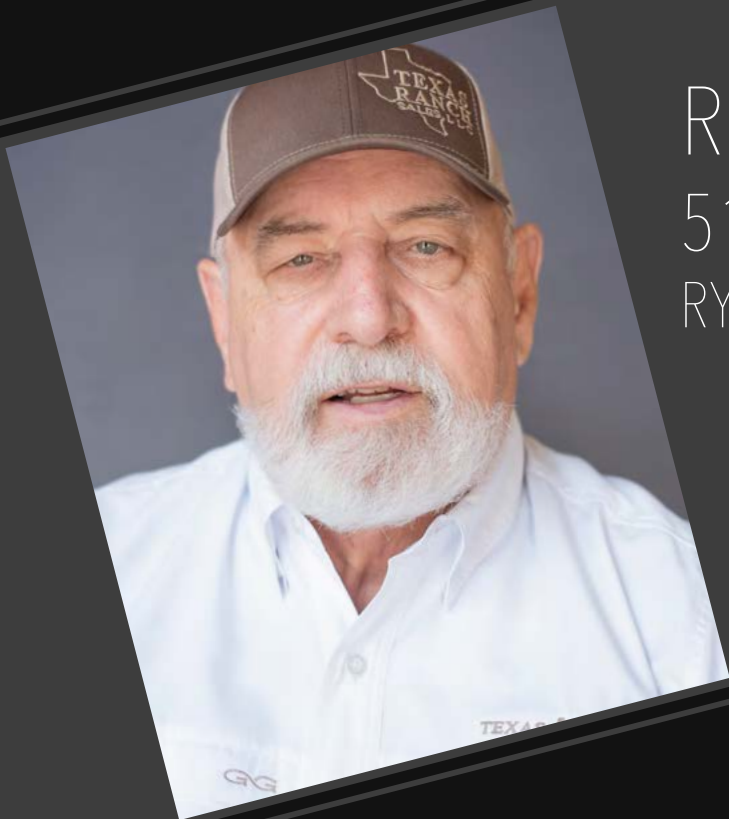
High quality Whitetail, quail, turkey, and dove are frequently spotted roaming the ranch. There are a series of good trails and senderos already in place, making it possible to access all corners of the property and hunt from day one.

This is a great live water hunting and ranching escape, perfect for a secluded homestead, with easy access to town and nearby amenities.









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Shown by appointment only with Texas Ranch Sales, LLC. Buyers brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Texas Ranch Sales, LLC.

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