

# Heart of Alice Ranch

58± ACRES | JIM WELLS COUNTY, TEXAS



TEXAS  
RANCH  
SALES, L.L.C.

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🇹🇽 LOCATED IN THE HEART OF ALICE, TEXAS,  
JUST MINUTES FROM 281

🇹🇽 ONE 700± FOOT-DEEP ELECTRIC WELL

🇹🇽 FRONTAGE ON COUNTY ROAD 116 & 117

🇹🇽 ELECTRICITY

🇹🇽 LOW FENCED

🇹🇽 GOOD GRAZING LAND

🇹🇽 TWO BARNES

🇹🇽 GREAT DOVE HUNTING









Located in the heart of Alice, Texas, with frontage on both County Road 116 and County Road 117, and minutes from 281, is this 58± acre ranch for sale in Jim Wells County. The Heart of Alice Ranch is just 7± minutes from Alice, less than an hour from Corpus Christi, and under two hours to San Antonio.

The acreage is entirely low fenced with good ranch roads and trails that give access throughout.

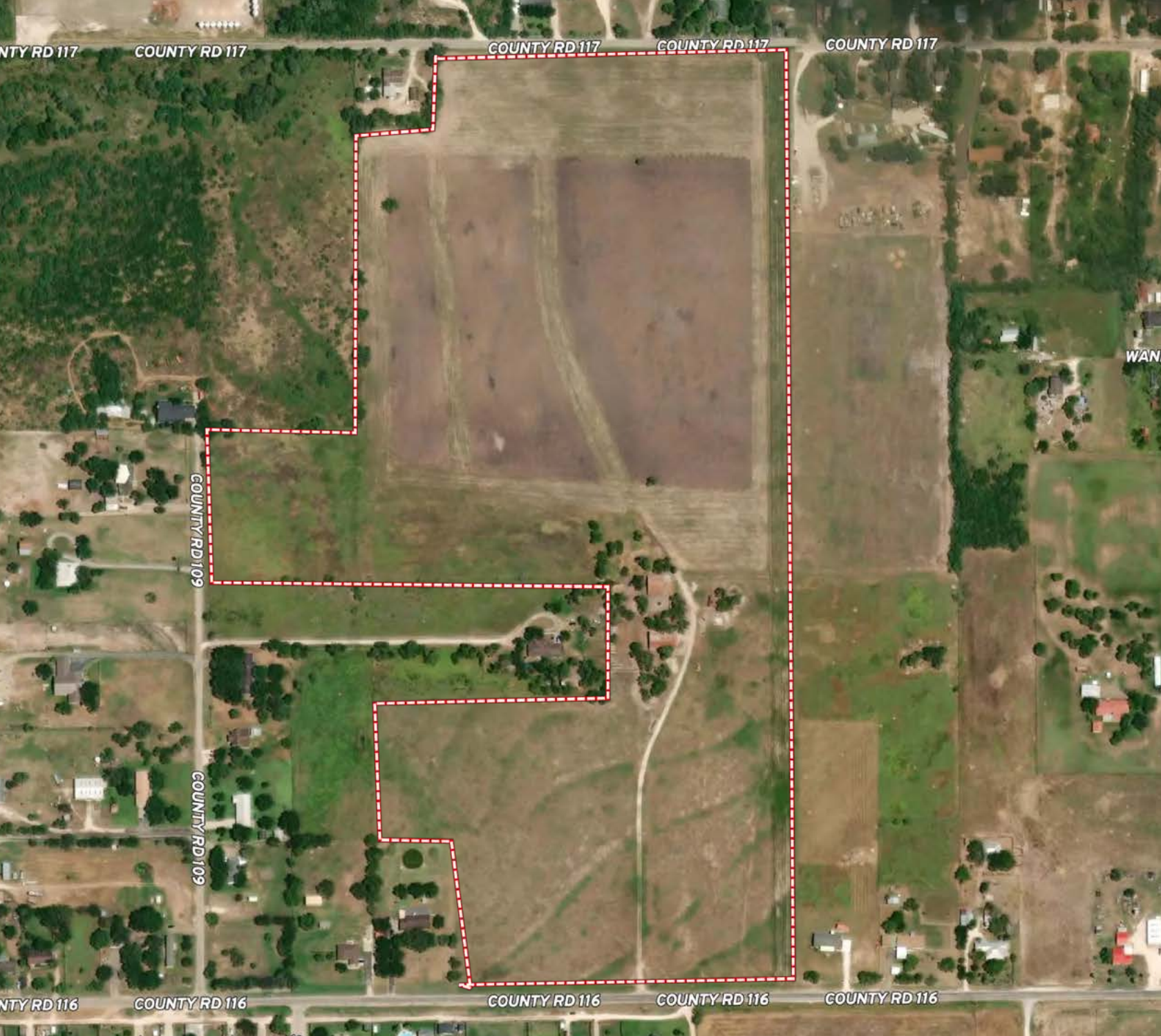
Currently, there are two barns in place on the ranch with numerous areas ideal for rural development or a housing area. Almost entirely made up of pastureland, this property has excellent cattle grazing opportunities as well as great dove hunting.

Electricity and one 700± foot-deep electric well are already in place on the ranch.

This is a great investment opportunity for a destination recreation ranch and homestead, cattle grazing property, or an excellent opportunity for a premier community developer.





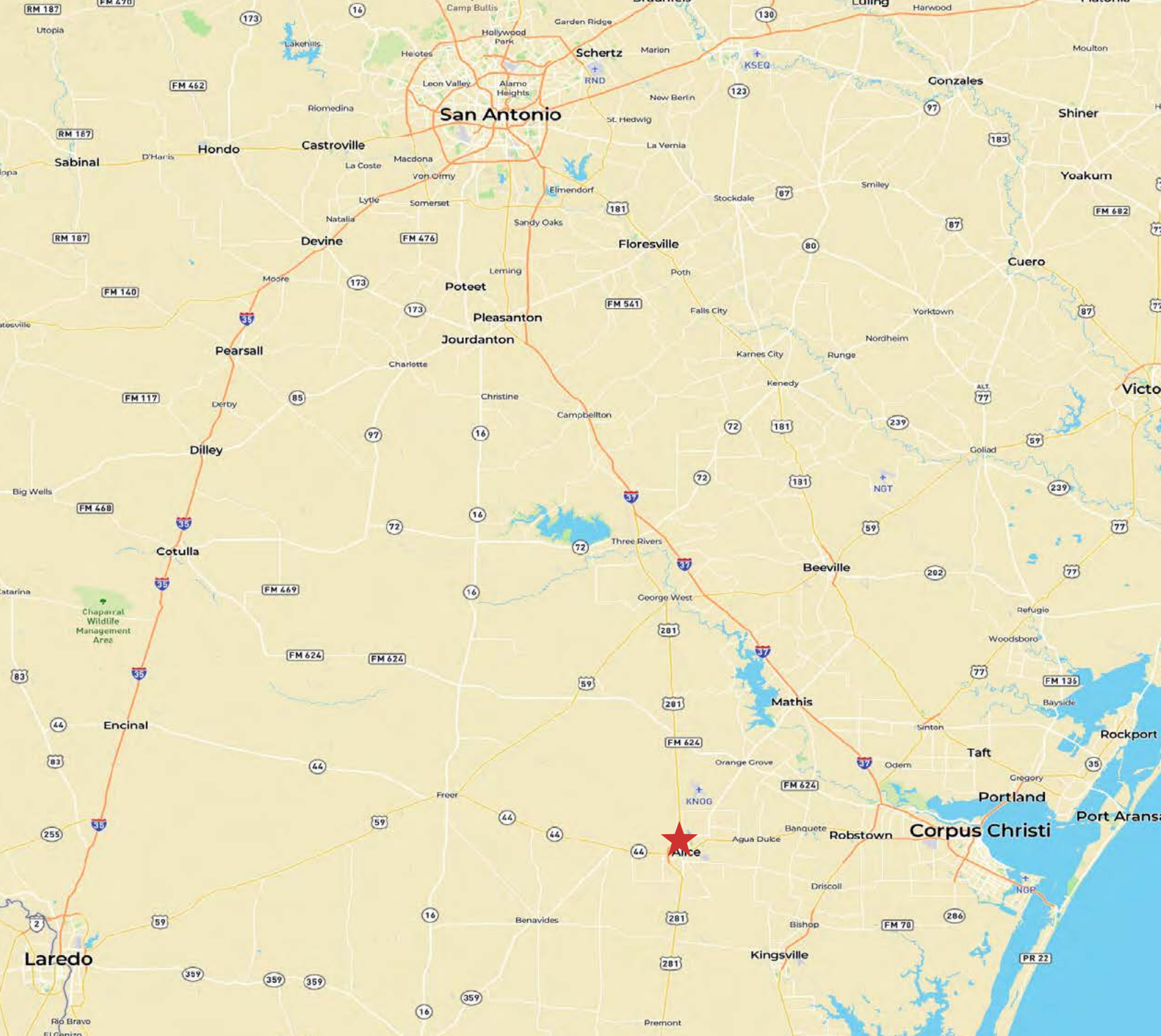


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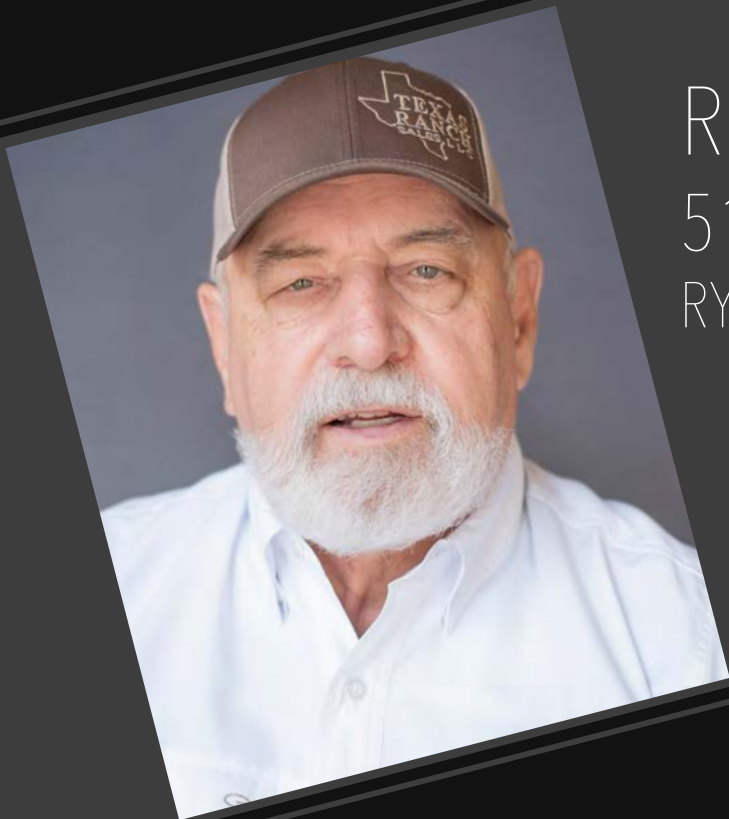
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