

\$1,190,000 - 777 Fm 190, Asherton

MLS® #1747776

\$1,190,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 379.00 Acres

N/A, Asherton, TX

The 4J Ranch is a stunning high-fenced property located in the heart of the golden triangle, just outside of Asherton, Texas. This 389-acre ranch boasts a well-maintained road system that provides easy access to various blinds, feeders, ponds, and creeks throughout the property. Additionally, there is a 2-bedroom, 1-bathroom 2009 Model Palm Harbor home situated under a covered pavilion. The ranch enjoys paved road frontage on the north and east sides and is conveniently located just 11 minutes away from Carrizo Springs. Wildlife: This ranch is completely enclosed by a high fence and has a high volume of native game. Among the abundant game species found here are whitetail deer, hogs, javelina, doves, quail, and turkeys. The whitetail deer population on the ranch consists entirely of native south Texas whitetail, which have been well cared for and managed. It is worth noting that the ranch has not been extensively hunted in a couple seasons. Throughout the ranch, you will find four well-positioned hunting blinds equipped with corn feeders and protein feeders. Water: The ranch benefits from excellent water sources, with rural water available on the southeast corner of the property, as well as at the house and a nearby water trough. In terms of surface water, the property boasts 4 tanks and nearly a mile of both sides of El More Creek, along with several other unnamed wet weather creeks. Vegetation: The ranch boasts a rich assortment of native



vegetation, comprising a variety of brush species such as guayacan, guajillo, black brush, mesquite, white brush, granjeno, twisted acacia, and numerous others. The diverse brush species found on the ranch can contain a substantial amount of highly desirable crude protein, reaching up to 21%.

Location: Situated on the outskirts of Asherton, Texas, this property has access to FM 190 and FM 1916, both of which are paved roads. Within 15 minutes, you can reach Carrizo Springs, a town that offers all the essential amenities, including a feed store and HEB. **Improvements:** The ranch house is easily accessible thanks to well-maintained dirt roads. Nestled under a protective pavilion, you will find a 728 square-foot modular home from 2009, manufactured by Palm Harbor featuring two bedrooms and one bathroom. The pavilion was constructed in 2011, offering ample room not only for parking vehicles but also for guests to relax and enjoy South Texas!

Built in 2009

Essential Information

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|-------------|-------------------|
| ListingFeed | sabor_vow_sold |
| MLS® # | 1747776 |
| List Price | \$1,190,000 |
| Sale Price | \$986,466 |
| Sale Date | May 6th, 2024 |
| Bathrooms | 0.00 |
| Acres | 379.00 |
| Year Built | 2009 |
| Type | Farms and Ranches |
| Sub-Type | Farm/Ranch |
| Status | Sold |

Community Information

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| Address | 777 Fm 190 |
| Subdivision | N/A |

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| City | Asherton |
| County | Dimmit |
| State | TX |
| Zip Code | 78836 |

Amenities

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|-----------|--------------------|
| Utilities | Electricity, Water |
|-----------|--------------------|

School Information

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| District | Carrizo Springs CISD |
| Elementary | Adams |
| High | Alamo Heights |