

\$1,251,064 - 00 Albert Martin Road, Cotulla

MLS® #7099843

\$1,251,064

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 735.92 Acres

NONE, Cotulla, TX

An ideal sized ranch in one of the premiere hunting counties in Texas! This ranch is approximately 13 miles southeast of Atresia Wells off of a maintained private road connecting from Albert Martin Road. It is the perfect combination of thick brush and regrowth areas with all the necessary high protein vegetation to grow those large-antlered bucks. Most of the pastures that were once grazed have grown up enough to support a large quantity of game, while still providing the opportunity to designate food plot areas. There are 4 ponds that are reliable year-round and one frack-water lake. The Ranch is divided into one high fenced pasture and one low fence, pasture. The deer & dove, quail and turkey hunting are amazing. This ranch has the perfect private location and price for the new owner to create their dream ranch!

Improvements: This ranch provides a functional deer camp. The camp houses are converted con-exs and are in a ideal location at the front of the ranch. Good oil field roads and senderos provide easy access to all areas of the ranch.

Vegetation: Land is gently rolling and has thick high protein brush with good interior roads to all parts of the ranch.

Wildlife: Wildlife includes quality whitetail, buffalo, hogs, turkey, dove, quail and many other animals can be observed. Brush including guaycan, black brush, granjeno, brasil and many others. There is a great variety of vegetation to support antler



development and overall health of native wildlife.

Essential Information

ListingFeed	abor_vow
MLS® #	7099843
List Price	\$1,251,064
Sale Price	\$1,232,666
Sale Date	September 6th, 2021
Bathrooms	0.00
Acres	735.92
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	00 Albert Martin Road
Subdivision	NONE
City	Cotulla
County	La Salle
State	TX
Zip Code	78014

Amenities

Utilities	Electricity Connected, Sewer Not Available
View	Pasture
Waterfront	Pond

Interior

Heating	None
Cooling	None

Exterior

Lot Description	Rolling Slope
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School Information

District	Cotulla Isd
Elementary	Other

Middle
High

Other
Other