

# *Consafo Ranch*

## *5407+/- acres, Juno, Val Verde County Texas*



### **Overview:**

Located on a Bend on the Devils River the Consafo Ranch offers the hunter or outdoorsman a chance of a lifetime! This Ranch is a great hunting and recreational Ranch at a reasonable price. The improvements are mostly new and of good quality. It is move- in ready so come look today!

### **Improvements:**

The Ranch has over a mile of RR 163 frontage with much new fencing in the river bottom, the remainder is fenced with moderate to good fencing. No high fence surrounds this Ranch. There is an excellent all steel structure (100 X60) which has a 2/2 lodge with a huge living room, rock fireplace and vaulted ceilings. The remainder of the building is shop with 5 overhead doors. There are shed roofs surrounding the building used as parking areas for guest and for outdoor recreation. The views from the lodge are elevated and overlook the river bottom. Livestock pens, 2 cabins and RV parking are also located in the Headquarters area. On RR 163, in one corner of the Ranch the Owners have constructed an RV park with several hookups and underground utilities, this could be used for guests or for seasonal hunters. If you like Indian artifacts this is the place, several middens are found along the River with one area having several grind holes in the natural rock where the Indians would process their food.

**Water:**

Well water on the Ranch is shallow and plentiful. Several wells are in the Headquarters area, and one well near the RV park is of irrigation quality. There is a windmill located in the center of the Ranch and a shared well is located on the NE side. The Devils River flows through the Ranch for almost a mile. The River is seasonal at this point but affords plenty of shallow underground water from its subterranean gravel.

**Habitat:**

With conservation land surrounding this property you find plenty of white tail, turkey, aoudad, dove, javelina and passing exotics. The Ranch is also a huge draw for wildlife because of several hundred acres of river bottom and very light hunting in the past. It would serve a family or corporation well.

**Price and Title:**

Asking price is \$695.00 an acre; Seller will furnish his survey to a new Buyer. The Ranch has one section of State Classified minerals that will transfer at closing but Seller owns no other minerals.

**Contact:**

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