

# *Tabb Ranch*

## *554 Acres Vance, Real Co. TX*

### **Overview:**

Very seldom does this a Ranch of this size come available in Vance. This is a fine Ranch with many beautiful valleys, springs, good roads, and electric running through.

### **Improvements:**

The Ranch has a well, electricity, and is 90% fenced

### **Water:**

There is one well on the property with storage tank and troughs. Small springs are located in the valleys and supply water to the wildlife. A seasonal creek runs through the Ranch and after rains holds pools of water.

### **Habitat:**

The property is a mixture of hardwoods such as oak, walnut and cedar with good grass cover and brush for wildlife browse.

### **Wildlife:**

The area of Vance is known for the many herds of free ranging Axis and this ranch is no exception. There are also whitetail, aoudad, Rio Grande turkey and other exotics.

### **Price and Title:**

Asking price is reduced to \$1795.00 an acre; Seller will furnish Title Policy and believes he owns no minerals. Access is by a short all weather easement off State Hwy. There is also an easement through the Ranch used by a neighbor.