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### **Tract 45 of the Cave Wells Ranch Subdivision**

**Acerage:** 19.52 +/- acres

**Price:** \$98,000.00

**County:** Menard

**Location:** Menard, TX

Location: Cave Wells Ranch Subdivision is located approximately 30 miles northwest of Menard on Treadwell Lane. This tract is on the far east side of said subdivision neighboring a large ranch to the east. Cave Wells Ranch can only be accessed by passing through a locked gate.

Description of land: Tract 45 is on the north side of a cul de sac at the end of Big Buck Run. The property runs north and east from this location, sloping to the north where a dry wash traverses the north end of this tract. There are a few scattered live oak and mesquite trees along with prickly pear, typical to this area. Soils are dark brown clay loam with rocky outcroppings. There is a fair turf of native grasses.

Improvements: No improvements or water on the property.

Wildlife: Whitetail deer, dove, turkey and predators, including fox, raccoon and an occasional coyote or bobcat.

Summary: If you are looking for a place to escape the traffic, noise or just too many people, this is it. No artificial light and low humidity so star gazing at its best. Hunting is allowed in Cave Wells Ranch Subdivision.

**Disclaimer:**

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