



FOR SALE

## 50 Acres (+/-) on the Colorado River

Outstanding Colorado River property in the  
Northwest corner of McCulloch County.

**\$8250 an acre.**

**50 +/- Acres**

Outstanding Colorado River property in the Northwest corner of McCulloch County. Located off FM 503 on a county road that leads into a big bend of the river. This private area has no significant through traffic as there are only three other owners on this dead end road.

This is part of a 130 acres tract that will be surveyed off when a contract is executed. If the buyer wishes more than 50 acres, he may purchase more at a lower price. Approximately 67 acres of the whole tract is in cultivation. Clay loam soils are excellent and some of this is presently planted in winter wheat. It should have excellent hunting for both white tailed deer and turkey during the season.

Electricity is in place and a Millersview-Doole Water Supply meter is present on the property. There is one stock ponds are on the property.

Also, there is an old broken windmill that has not seen service in years, but it may have been a well or may have pumped water from the pond to another location. However, most importantly, there is the ever flowing 1200 feet of river and it is easily accessible by 4x4 vehicles or ATVs. The majority of the bank is approachable to the water's edge.

The hunting camp is located just inside the entrance gate. It features a living area with a/c and a satellite dish. Separate from the living area is a bunkhouse that can sleep 16 people, again with a/c, and an enclosed storage area. Also, a pre-fab covered parking for two vehicles or ATV's.

All owned minerals will convey to the purchaser.

There really is nothing like riverfront property. Nothing else compares. We would ENJOY showing you this beautiful place.

Asking price is \$8250 an acre.

For more information, please visit [EdgeoftheWest.net](http://EdgeoftheWest.net)

**Kirk Roddie**

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**EDGE OF THE WEST**  
LAND COMPANY LLC  
— REAL ESTATE —



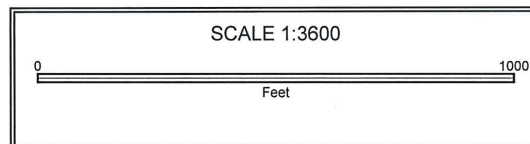
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