

PROPERTY OFFERED FOR SALE THROUGH  
GARDNER RANCH SALES, LLC

**24.3 ACRE WALKER RANCH  
LASALLE COUNTY**

LISTED FOR SALE EXCLUSIVELY BY

GARDNER RANCH SALES, LLC

DERRY T. GARDNER

147 E. Mistletoe Avenue

San Antonio, Texas 78212

210-737-1321

210-288-4492 (mobile)

[www.gardnerappraisalgroup.com](http://www.gardnerappraisalgroup.com)

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LASALLE COUNTY**

**LOCATION:** 4 miles southwest of Cotulla, Texas, north of Cochina Ranch Road, via a half mile long easement.

**DESCRIPTION:** This 24.29 acre ranch is rectangular in shape, with a two story, 2,400 sq. ft., 2 bedroom, 1 bath, main house with central air and heat; a 1 car garage, with a large shop and storage. There is also a 1,000 sq. ft. open wrap around covered deck around the home. There is another 1 story, 520 sq. ft., 2 bedroom, 1 bath guest house with a 312 sq. ft. enclosed porch, and finally a 720 sq. ft. barn with a work shop.

The terrain is a mixture of native open pasture and brush, about 532 feet of frontage along the south banks of the Nueces River. The property is perimeter fenced in its entirety with low fence. There is one water well equipped with an electrical submersible pump.

**MINERALS:** Surface estate only offered. There is currently no oil or gas production on the property.

**SALES PRICE:** **\$250,000.00**

**A BEAUTIFUL RURAL RESIDENCE ON 24 + ACRES, WITH FRONTAGE  
ALONG THE NUECES RIVER, AND CLOSE TO COTULLA, TEXAS.**

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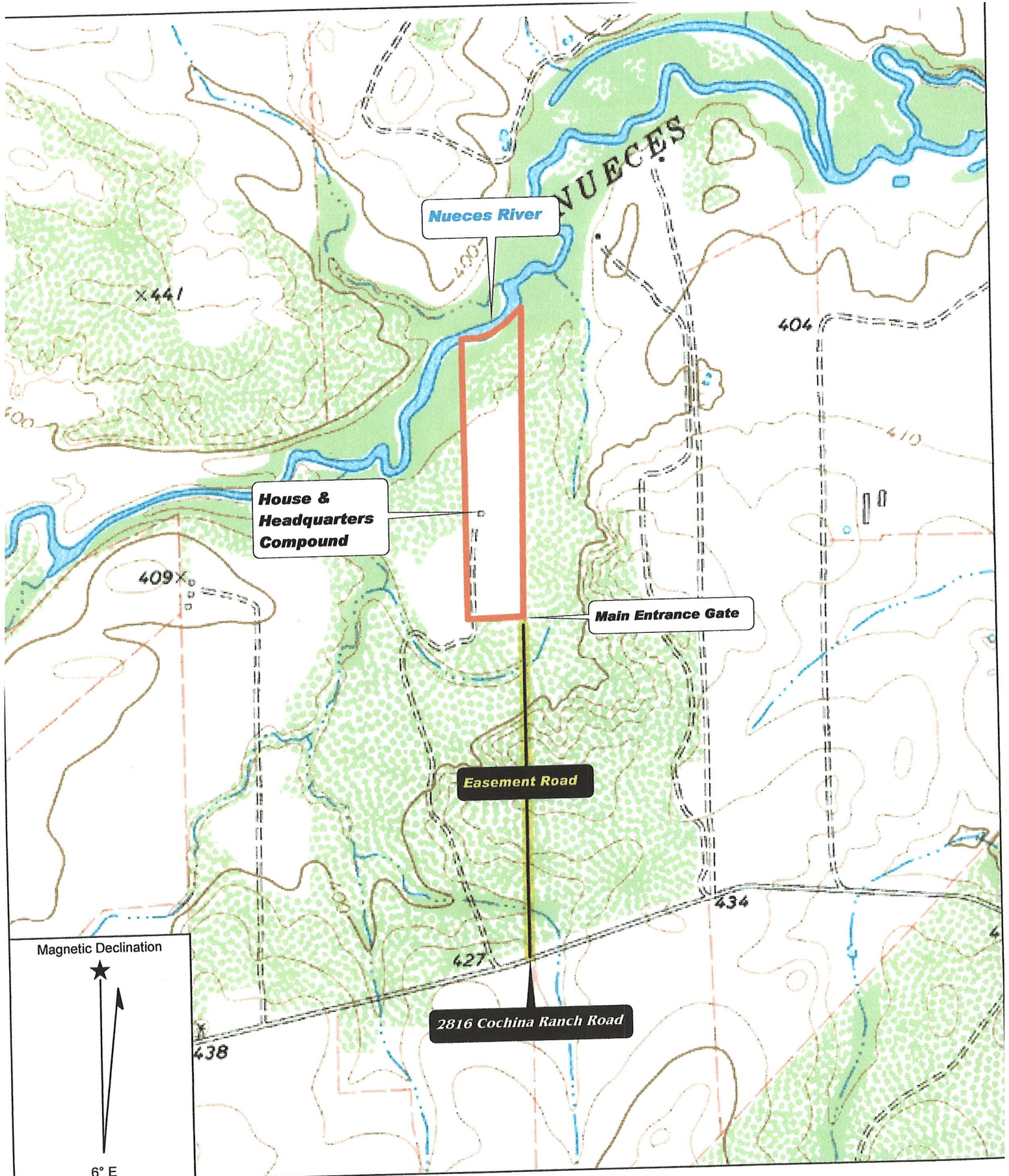
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All photographs in this brochure were taken on the Walker Ranch.

The information on this property is presented subject to errors, omissions, change of price or conditions, prior sale, or withdrawal without notice. Further, the information on this property is provided without Any guarantee, warranty, or representation, express or implied.



Nueces River

House & Headquarters Compound

Main Entrance Gate

Easement Road

2816 Cochina Ranch Road

Magnetic Declination



6° E

Name: HARRIS LAKE  
 Date: 1/8/2009  
 Scale: 1 inch equals 1000 feet

Location: 028.4313371° N 099.2890289° W NAD27  
 Caption: Topographical Map of the 24.29 Ac. Walker Ranch

















