

# **\$2,372,000 - 8805 Cr 217, Alice**

MLS® #1677982

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## **\$2,372,000**

4 Bedroom, 3.00 Bathroom,  
Farms and Ranches on 593.00 Acres

N/A, Alice, TX

This 593-acre high fenced ranch is a hunting and outdoor enthusiast's dream come true. The yard around the lodge is outfitted with a sprinkler system, ensuring that the yard stays lush and green year-round. Additionally, the property boasts three fully stocked ponds, perfect for fishing or simply relaxing by the water. The ranch features two water wells, ensuring ample water supply for both the lodge and wildlife. Hunters will appreciate the multiple hunting blinds and feeders located throughout the ranch, providing numerous opportunities for controlled and successful hunts. The skinning shed, complete with a walk-in cooler, ensures that processing game is as efficient and easy as possible. The lodge itself is a comfortable home away from home, featuring four bedrooms, two and a half bathrooms, a large living room, fully equipped kitchen, and dining area. The garage provides ample storage for hunting gear, while the large equipment shed row can accommodate all of your equipment and vehicles. Located in an area known for abundant wildlife and natural beauty, this ranch is an ideal investment for those seeking a luxurious and exciting hunting experience. With its impressive infrastructure, size, and location, this ranch is sure to attract outdoor enthusiasts and hunting enthusiasts alike. Don't miss out on the opportunity to own this spectacular piece of property. For more info or to schedule a showing contact agent: 361-53seven-703eight



## Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1677982
List Price	\$2,372,000
Sale Price	\$2,214,489
Sale Date	May 31st, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Acres	593.00
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Sold

## Community Information

Address	8805 Cr 217
Subdivision	N/A
City	Alice
County	Duval
State	TX
Zip Code	78349

## Amenities

Utilities	Electricity, Cable TV, Solar, Water
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## Exterior

Exterior Features	Fenced, Barn, Dog Kennel, Exotic Game, Exterior Lighting, Garage, Holding Pen, House, Packing Shed, Sprinkler System, Storage Building, Tractor Shed
Lot Description	Pasture, Ag Exempt, Hunting Permitted, Partially Wooded, Mature Trees (ext feat), Secluded

## School Information

District	Benevides ISD
Elementary	Barrera
Middle	Benevides
High	Benevides