

# LAZY J RANCH

893± ACRES | VAL VERDE COUNTY, TEXAS



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## Property Features

- Comstock, Texas
- Remodeled 3BR/2BA modular house
- New storage facilities & 2 carports
- Skinning shed with water & electric
- 1 water well & 11 water troughs
- Scenic views
- Year-round feeding with corn & protein
- 8± miles of trails





## Property Information

**Description:** Lazy J Ranch is 893± acres of prime hunting land in Val Verde County, Texas. The ranch combines practical improvements, dependable utilities, and well-kept land, making it a turnkey property in one of the most game-rich regions of the state.

**Location:** Located about 34± miles from Comstock and 48± miles from Ozona, the ranch offers access off RM 1024. It's also 41± miles from the Seminole Canyon State Park and 52± miles from the Amistad Reservoir.

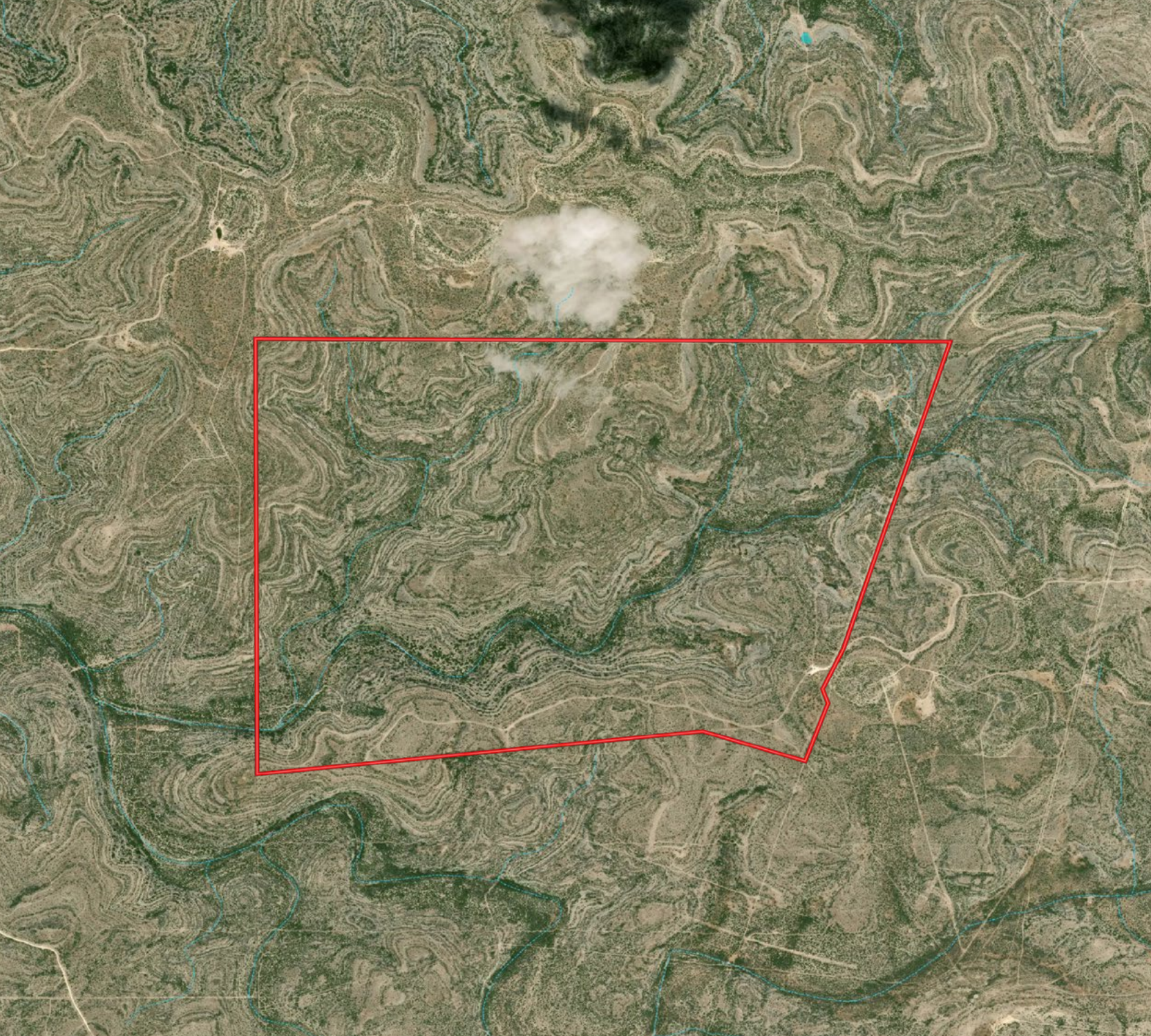
**Improvements:** A recently remodeled 1,600± sq/ft, 3BR/2BA modular house is on the property, protected by a heavy-duty 40' x 100' steel cover and complemented by a one-car garage. The ranch also features new storage buildings, two carports, a skinning shed with water and electricity, two secure shipping containers, and perimeter fencing.

**Utilities:** An electric water well supplies the house and feeds 11 water troughs across the ranch. Single-phase electricity powers the house, garage, and well, supporting reliable, everyday operations.

**Wildlife & Hunting:** The ranch sustains healthy populations of whitetail deer, aoudad, quail, hogs, and predators like fox, bobcat, and mountain lion—two of which have been harvested and mounted on-site. Nine hunting blinds, eight 1,000± lb. protein feeders, and nine corn feeders form the backbone of an active, year-round feeding program.

**Land & Features:** Gently rolling terrain, native brush, and sweeping views of the surrounding hills define the landscape. Nearly five miles of wet-weather tributaries enhance wildlife movement and seasonal interest. Eight miles of ranch roads offer strong access across the entire property.

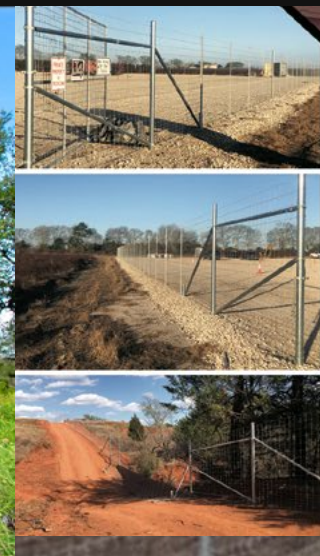
**Remarks:** Lazy J Ranch is a private, low-maintenance hunting property that's already up and running. Existing infrastructure, steady water, and a proven wildlife program make it ideal for personal use or income-producing lease potential.



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