



Recuerdos Ranch

+/-102.29 Acres

Edwards County, TX



The **Recuerdos Ranch** has something for everyone! The energy efficient, custom built 3/2 Spanish style home sits on **+/- 102.29** acres of beautiful hill country terrain. The attention to details is impressive. From the granite countertops to the elegant porches this home is a must see. The amount of wildlife on the ranch is an added bonus. Great for the hunter or the person just wanting to watch the wildlife.

The property has a private gated entrance with county road access.

The 2131sf custom built home has high ceilings with hand hewn timbers and stained concrete flooring. Exterior walls are equivalent to R-40 insulation. Outstanding energy efficiency—the highest electric bill ever was less than \$130, and that was during a heat wave! All appliances convey, most are less than one-year-old. Connected 528sf garage area. Spacious front and back porches. The “casita” is an extra guest house with a full bath and kitchenette. Beautiful native landscaping adds an elegant touch. Strong water well. Licensed septic.

Completely low fenced. Rolling to rolling steep terrain providing beautiful views. Large seasonal creek bed sweeps through property allowing excellent habitat for wildlife. Level change from hilltops of 2245ft to the lower creek bottom of 1990ft.

Amount of wildlife is incredible. Game includes whitetail, turkey, elk, hogs, axis, aoudad, fallow, two different species of quail. Abundant native birds. One 1000lb free choice protein feeder. Watering trough kept full year round. One 55-gallon barrel free choice drum feeder. Separate turkey/quail feeder with water catchment system and watering trough. Wildlife exempt taxes. **\$495,000** Listing #102

Western Hill Country Realty

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