



Lampasas County
Mesa Verde Ranch
870± Acres



RANCH INVESTMENTS & ASSOCIATES

P.O. Box 6309

San Antonio, TX 78209

Tel: 800.447.8604

Fax: 512.410.7320

Email: info@ranchinvestments.com

<http://www.ranchinvestments.com>

The Mesa Verde is a "Turn Key" Game Ranch offering the new owner many possibilities from a fantastic family property to a commercial venture. The property was game fenced in 1998 and immediately thereafter the wildlife program began. The majority of the 870 acres is under high fence with two pasture remaining low fenced. The creek bottoms offer excellent wildlife habitat and act as a wildlife sanctuary in the local area.

The ranch is conveniently located in the Northern Hill Country of Lampasas County. Austin is approximately 90 miles and the Dallas/Ft. Worth Metro approximately 180 miles. Access is provided by both County and State Farm to Market roads.

Inside the high fence, genetically superior whitetail deer were stocked over the years and the ranch consistently produces trophy bucks in the 160-180 class with the best buck scoring 201 Boone & Crockett! In addition to the great whitetail herd, there are Axis deer, Fallow Deer, Blackbuck, Scimitar Oryx, Aoudad sheep, Mouflon, Corsican, Hawaiian Black and Texas Dall Sheep Elk, Red Deer and Nilgai.

Vegetation across the ranch is consistent with Lampasas County. You will find cedar on the hillsides, with scattered hardwoods such as Live Oak, Post Oak, Elm and Mesquite in the bottoms. In several locations along Bee Cave Creek there are several native Pecan trees that have thrived from the consistent water supply.

The ranch has been carefully developed with food plots and selective clearing of certain areas. The topography varies with several drainages and creek bottoms traversing the ranch. Multiple blinds and feeders are scattered across the pastures offering a variety of hunting opportunities.

The ranch is very well watered with 3 wells, 8 stock tanks which offer excellent fishing and with approximately a mile of Bee Cave Creek. Bee Cave Creek feeds Sims Creek and is a proven year round water source. Even during the recent drought, the creek stopped flowing but there were several pools which held water constantly. This is a beautiful Hill Country creek with a combination of gravel and limestone bottoms.

The improvements on the ranch are in excellent condition and consist of a Main House/Lodge with three bedrooms and 3 baths, office and a large kitchen which is open to the great room. Tasteful choices of local materials were used in the construction of the building with outstanding quality. The Lodge sits on a high mesa with phenomenal views in excess of 20 miles. The deep porches offer inviting opportunities to enjoy the view and a wonderful breeze. With a nearly 360 degree view, you can look down upon the majority of the ranch from this location. In addition there is a metal barn with walk in cooler and skinning station, shop and covered parking area. Additionally, there is a one bedroom one bath bunkhouse style cabin that would be perfect for teenagers.

Rarely does such an opportunity arise where an owner who has spent years developing an efficient operating game ranch sell. This is the perfect ranch property to step into and be in business this fall.

Additional information on the ranch and hunting business are available upon request.

Listed for \$3,958,500

Scan QR Code to view listing on our website.



ALL INFORMATION CONTAINED IN THESE OFFERINGS, WHILE BASED ON INFORMATION SUPPLIED BY THE OWNER OR FROM OTHER SOURCES DEEMED TO BE RELIABLE, IS NOT IN ANY WAY WARRANTED BY RANCH INVESTMENTS. THESE OFFERINGS ARE SUBJECT TO PRIOR SALE, CHANGE IN PRICE OR TERMS AND WITHDRAWAL WITHOUT NOTICE.



www.ranchinvestments.com/800.447.8604







