

12265 HWY 22 | Cranfills Gap, Texas 76637

STEFANIE COBB & TAI COBB KLAM

972-989-5220 or 254-253-0157

cobbproperties@yahoo.com

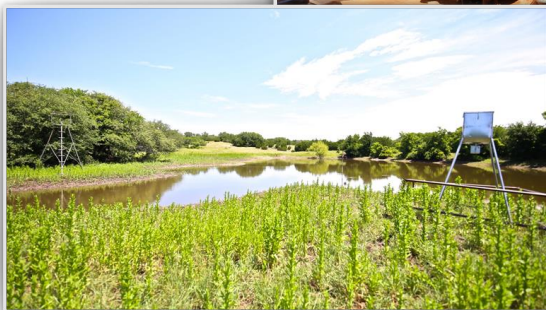
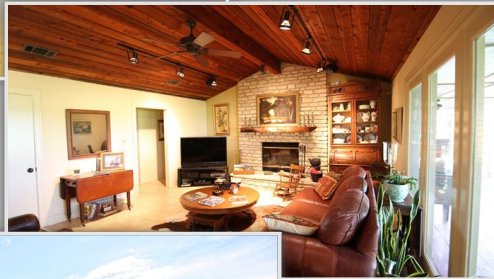


This ranch is highly improved and secluded, sits atop a mountain ranch with 160ft. of elevation change and panoramic views. Approx. 50% of the ranch is heavily timbered with Live Oak, Spanish Oak, Elm, Pecan, Hackberry, Mesquite and Cedar. The property has ravines and spectacular Limestone rock outcropping along the perimeter mountain range. A natural spring flows from Limestone rock down a rugged ravine. Several good stock tanks and Trinity level water well provide abundant water well for wildlife and livestock. The ranch offers native and improved grass pastures.

Indian campsites have been located throughout the ranch as well as several rock shelters that were once believed to be inhabited by Native Americans. Indian artifacts have been discovered throughout the ranch that date back to the Paleo Indian Era (11,000 years ago)

Trinity level water well with submersible pump, underground pipe to water troughs. (1) Year round natural spring, (2) wet weather creeks: South Prong Meridian Creek & Sycamore Creek. (2) Stock tanks with bass. Several vistas/outcroppings that exceed 1.4 miles over the ranch. (15) Pastures with piped water in each pasture.

\$2,487,450

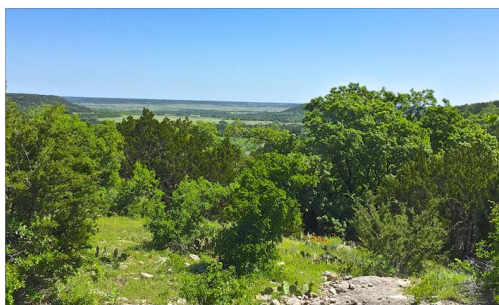
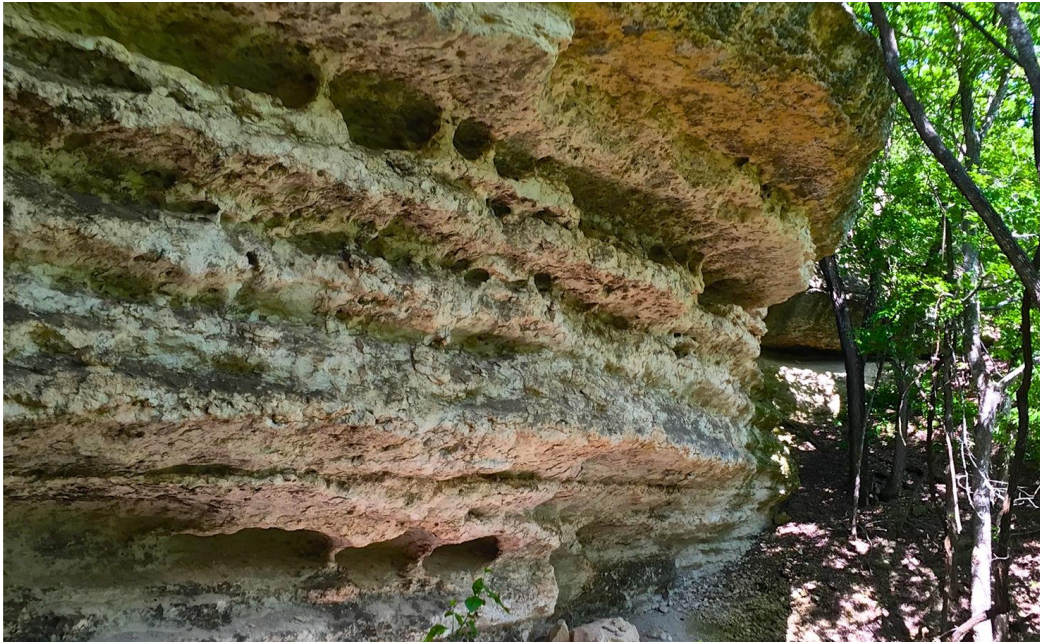


- 3 bedroom/3 bath home is approx. 3200 sq. ft. the home
- 2 living areas- 80' of porches outside
- 40x60 Barn Master 6 stall horse barn with tack room and wash rack
- 60x80 barn with shop
- 22x36 carport
- 28x12 barn master outbuilding
- (1) 15x30 Barn Master loafing shed w/ excellent fences, pipe braced
- 75 Acres of coastal, 150 acres of native improved grasses, 35 acres of oats
- Excellent fences- goat fenced, hog proof
- (4) Heavy duty cattle guards
- Taxes: \$3600 per year/ Ag. Exempt
- Minerals: 50% believed to own/ Negotiable
- Utilities: United Cooperative
- Sewer: Septic
- Water: Well- new pump put in 2014 Propane: Shrank Propane



See the Virtual Tour! www.tourfactory.com/1610698

Equal Housing Opportunity | All Information Deemed Reliable but not Guaranteed



Stefanie Cobb & Tai Cobb Klam
COBB PROPERTIES
972-989-5220 or 254-253-0157
cobbproperties@yahoo.com
<http://www.COBBRANCHPROPERTIES.com>

VIEW
THE
TOUR

