



West Texas Hill Country Hunting Ranch Sutton County, Texas • 1064 Acres • Will Divide

FOR SALE

EXCLUSIVE



This incredible hunting ranch is located in the western portion of the beautiful Texas Hill Country in Sutton County, Texas, about 20 minutes south of Sonora

PROPERTY DESCRIPTION: Land for sale is approximately 1064 prime hunting acres in Sutton County, near Sonora, Texas. The 1064 acres is comprised of two contiguous ranches that are being sold together **OR SEPARATELY**.

These tracts are part of the Hudspeth Draw Ranch and include the Sunrise Ranch tract consisting of 405.58 acres and the High Well Ranch tract consisting of 658.85 acres. The property offers incredible hunting with abundant game and numerous improvements including a campsite with 4 RV hookups, new wells, fencing, roads, 10 feeders and hunting blinds, and much more. The ranch is easy to get to and it's only 15 minutes from Sonora.

IMPROVEMENTS: The owners have spent over \$100,000 in improvements including adding electricity, water, septic, fencing (perimeter and cross-fencing), wells, blinds, feeders and cutting roads for access to remote parts of the ranch.



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At the main campsite on the High Well Ranch there are 4 RV hookups with electric, septic and a electric water well.

WATER:

Sunrise Ranch: New solar powered well with 500 gallon capacity

Highwell Ranch: Windmill draw with large stone tank, 3 troughs and one electric well. With the abundance of water on these tracts the game never ventures too far away. The large windmill tank is a great swimming hole in the summer!

ELECTRICITY: Provided to the ranch by the Southwest Electric Cooperative. Electricity has been run to the High Well Ranch campsite.

HUNTING BLINDS & FEEDERS

Sunrise Ranch: Five corn feeders and six tower blinds

High Well Ranch: Five corn feeders, one fiberglass blind, one steel blind and two wood, closed towers; plus other tree stands and tripods.

VEGETATION: Live Oaks, Cedar, Mesquite and a variety of grasses are covering the ranch.

TOPOGRAPHY: Rolling hilly terrain with numerous elevation changes which provide a perfect hunting environment.

HUNTING/GAME: This ranch is a hunter's paradise and game is abundant, including white tail deer, black buck antelope, axis deer, fallow deer (white, chocolate, spotted), hogs, bobcats, quail, tons of turkey and dove.

DIRECTIONS TO RANCH: From Sonora, Texas take Hwy 277 south for approximately 10 miles. Turn right on CR 405. Stay on CR 405 for 6.75 miles. The pavement will end at this point. The gate to the ranch will be on your right. From this point it is a 2.7 mile drive to the main campsite.

MINERALS: None available

PRICE: \$1,450 per acre

