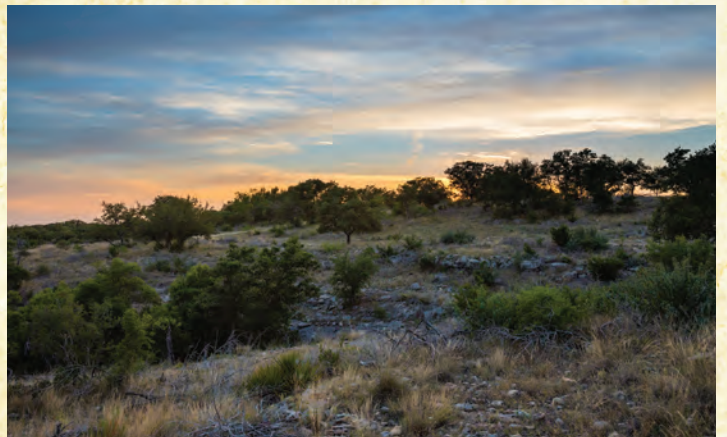


# C&N RANCH







## C&N RANCH

2,416± ACRES • KIMBLE COUNTY

Set high on the Edwards Plateau in northwestern Kimble County, the C&N Ranch comprises plus-or-minus 2,416 acres of steep canyons, rolling hills, and savannas marked with native hardwood trees. Views across the hills and valleys of this property span for miles in all directions, and those beautiful hill country sunrises and sunsets provide an amazing display of the natural beauty that characterizes this area of the state.

Located approximately 18 miles northwest of Junction, Texas, along FM 210, the ranch has over two and a half miles of road frontage.

WestBearCreek meanders through the ranch for approximately 15,000 feet, carving through the limestone hills creating amazing vantage points and providing seasonal water, and depositing deep pools of water along the northeast corner of the ranch. The riparian area of this creek, which is a tributary to the North Llano River, is undisturbed and natural, creating an ecosystem rich in various species of flora and fauna that inhabit this land. Interesting rock formations, caves, and cliffs are found along the creek, and in other areas, the bed widens out, providing several interesting and beautiful landscapes along its path.

Evidence of extensive clearing can be found throughout the property, and much of the cedar has been removed. The C&N is completely high-fenced and has been granted a Level 3 Managed Lands Deer Permit, allowing the harvesting of antlerless deer in an extended hunting season. Wildlife on the ranch includes a carefully managed herd of trophy whitetail, as well as Axis deer and turkey. Hunting blinds and feeders are located strategically throughout this expansive property.

Three metal buildings with electricity, water well, and propane service anchor the hunting camp set atop the hills overlooking the winding creek bed. Sunsets and vistas from this point are awe-inspiring, and the back porch takes full advantage of these views, inviting owners, hunters, and guests to enjoy the great outdoors together on this spot.

Exploring this land presents countless possibilities for the enjoyment of—and recreation upon—your very own hunting ranch. For your chance to tour this special property, contact duPerier Texas Land Man.



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