



T2 Ranch 300 Acres Edwards County, TX



Beautiful 300 Acre Ranch just 17 miles South/Southwest of Rocksprings, featuring:

Good, all weather County Road access off of CR551
 Gently rolling hills, abundant live oak, red oak and even a few pinon pine trees
 Open grassland areas suitable for livestock grazing
 Scattered Cedar Motts perfect for deer and wildlife cover
 Nice set of rock working pens for cattle
 Excellent, taut perimeter fencing that features 3 strands of barbed wire under woven wire
 Two 8ftX20ft storage containers
 Water well that feeds four livestock watering troughs
 Over 2.3 miles of excellent all-weather roads throughout for easy access
 Large low-fenced neighbors
 Over 1.3 miles of 4 wheel drive trails

Two houses featuring sleeping accommodations for 17 or more

Approximately 1,000 SF, 4/1 house featuring high quality construction, new central HVAC, large full bath, and living area and beautiful large covered patio
 Granite Countertops, Maple Cabinets, Shiplap wood walls and ceilings, Wood trim,
 Land Line Telephone and Internet by Southwest Texas Communications

Approximately 1,850 SF, 2 story rock house featuring Berridge standing seam metal roof with garage below.
 Upstairs Apartment that features 1 ½ baths, central HVAC, full kitchen and game area
 Granite countertops, Maple cabinets, Shiplap wood walls, vaulted, wood beam ceiling,
 Upstairs half bath and full bath downstairs
 Oversized 2 car garage with workbenches and cabinets
 Heavy steel security shutters and expanded metal security door

Game

Abundant White-tailed Deer, Axis Deer, Turkey, Bob-White Quail and other wildlife
 Feeders and equipment to transfer with the Property
 5 Excellent, 50' x 50' first class deer feed pens constructed of metal pipe and t-posts, with metal entry gates,
 3 strand barbed wire and wound-wire fencing
 Game managed by current owner, Protein fed year round

Healthy Herd Barbados Blackbelly Sheep which could be used for livestock valuation
 6' x 6' Kolpak Walk-In Cooler with weather cover, Large Game Skinning and Cleaning Rack
 Not part of a subdivision, Water Well, septic unlicensed
 Approximately 500 SF Livestock/storage barn, Ag Valuation in place
 Reduced Price! \$849,000 Listing #312

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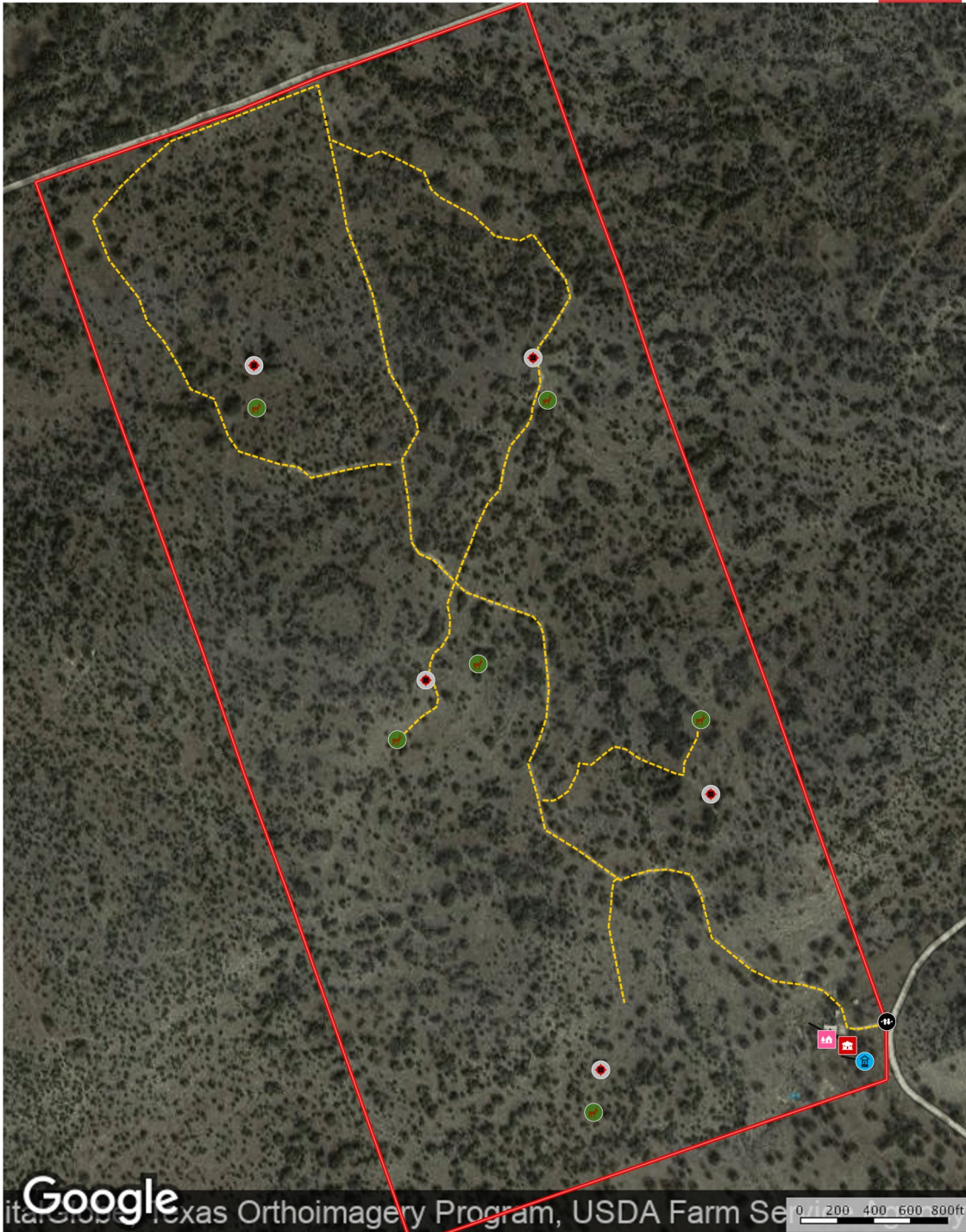
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T 2 Ranch
Edwards County, Texas, 300 AC +/-



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M The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

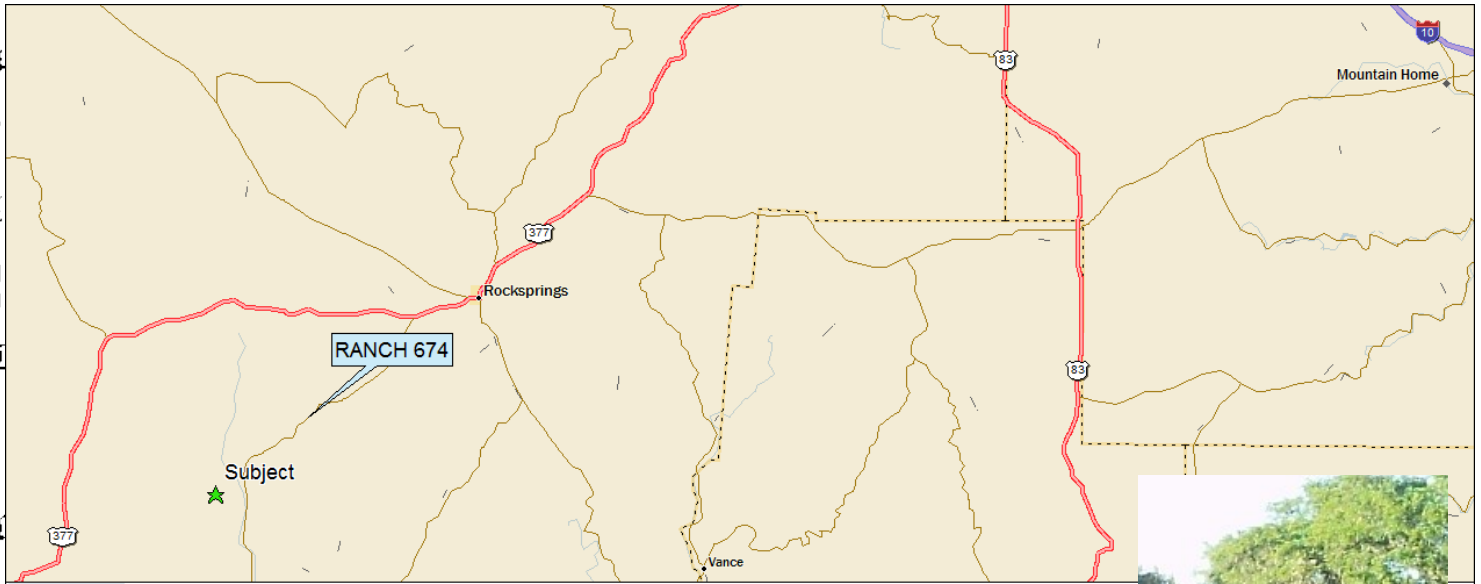
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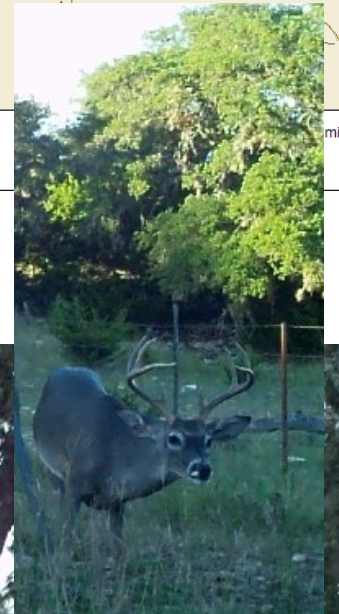
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