



Trinidad Trophy Ranch 39.24 Acres Edwards County, TX



Located in Northeastern Edwards County

Access via maintained county road

Rolling, live oak terrain with large dry creek carving out rock outcroppings

The creek bed also acts as a thoroughfare for game

Large earthen ponds

Custom built, 2/1 home featuring:

- +/-1310sf of living space
- open floor plan with loft
- two bedrooms of 12x12
- 12x9 bathroom
- vaulted ceilings with cedar beams & center match pine
- authentic scraped hardwood floors
- inch & quarter decking used for base of the floor
- modern quartz counter top
- modern bath with oversized soaking tub
- over 700sf of deck overlooking canyon with Austin Stone fireplace with Big Green Egg Smoker
- rustic light fixtures (built in)
- fully furnished with one king and one queen bed
- fully furnished with new furniture & new 60 inch TV as well as 55 inch TV in guest room
- 22,000 KWH Generac Generator (new, under warranty)
- Internet via Hughes and TV by Direct TV

Newly drilled water well

The gold medal exotic game and native wildlife include:

Oryx, Whitetail, Red Stag, Elk, Sika, Fallow, Aoudad, Black Buck & Hogs

Wildlife exempt taxes

This ranch lies within a 900 acre high fenced ranch. The game is managed well, and harvest rates are set by a competent wildlife biologist. Harvest rates have been six to eight trophy exotics.

Harvest rates of native species meet Texas Parks & Wildlife harvest quotas.

The amount of animals is second to none for a ranch this size. You must see to appreciate!

\$315,000

listing #62

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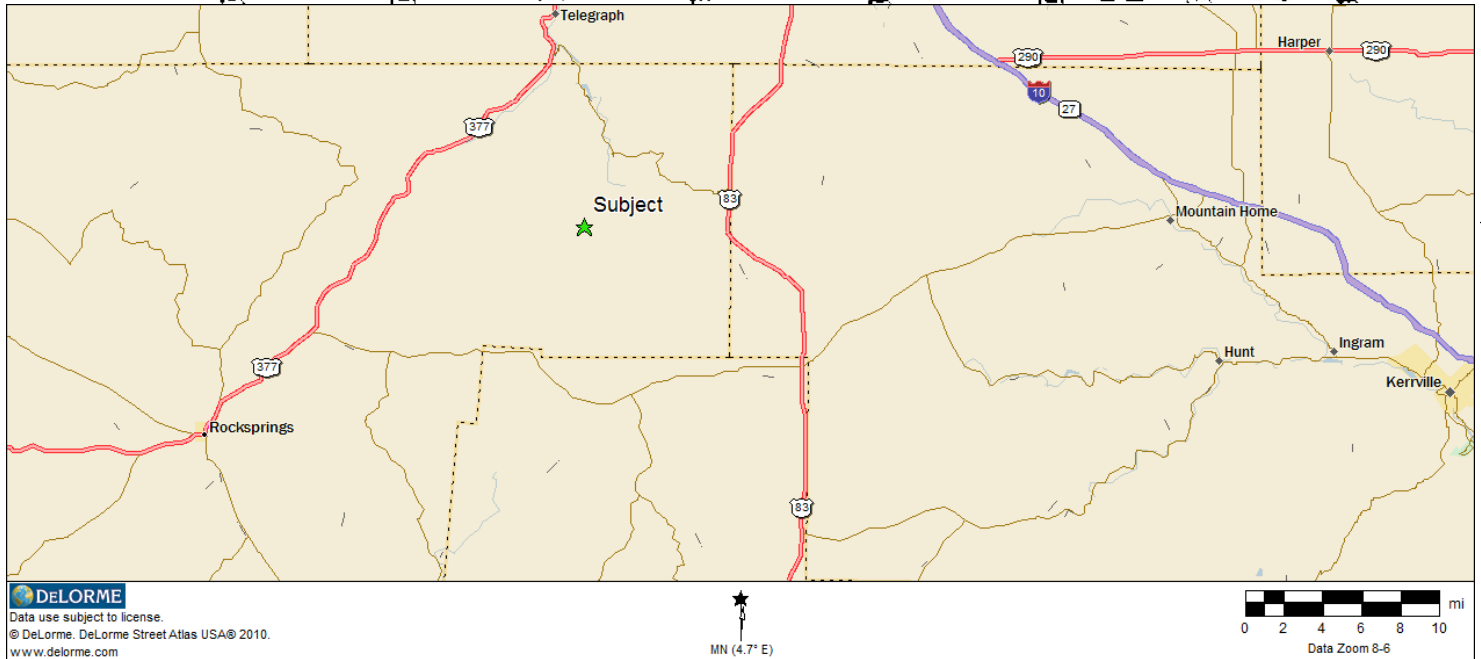
www.westernhillcountryrealty.com

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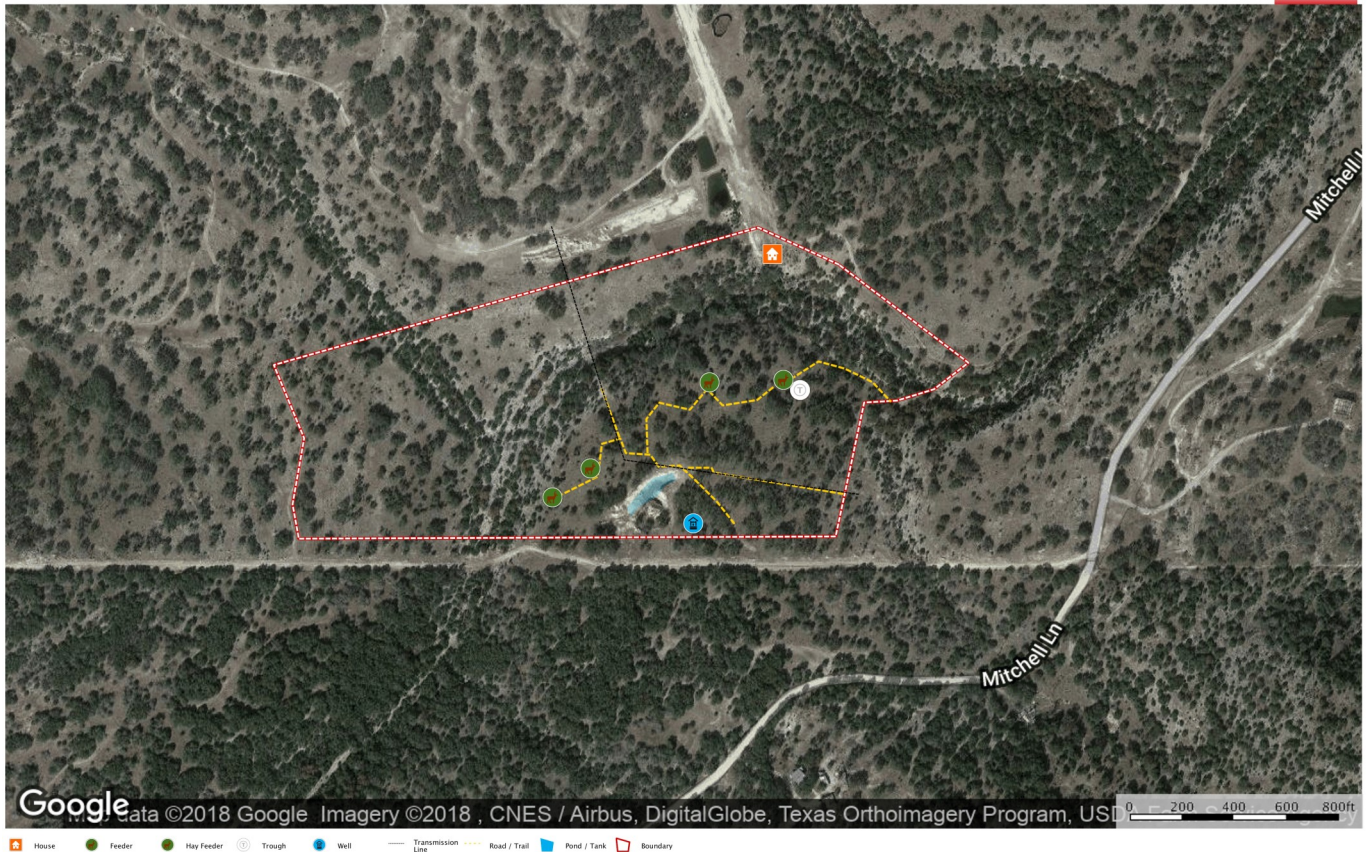
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Trinidad Trophy Ranch
Edwards County, Texas, 39.24 AC +/-



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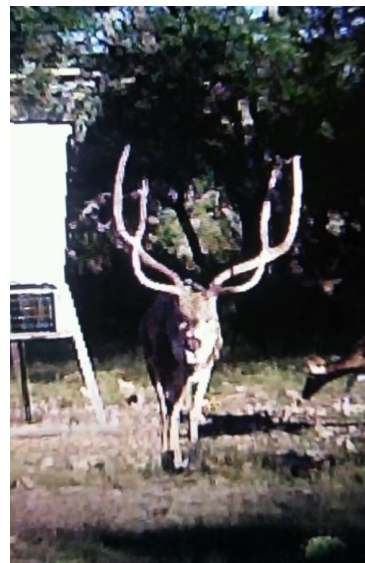
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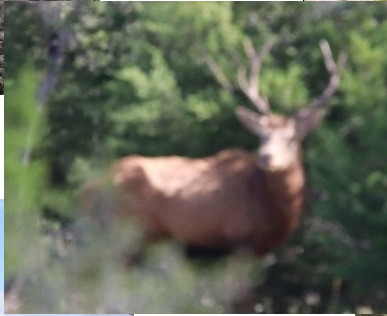
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