



B&H Ranch 186.57 High Fenced Acres Edwards County, TX



Buyers pay attention!! The devotion to detail and management the seller has put into this ranch, such as quality genetic makeup of all species of wildlife, brush control, predator eradication, and the extensive watering systems throughout the ranch, must be seen to be appreciated!

Located in northeastern Edwards county

Easy access, sitting less than 3 miles north of State Hwy41

Private, gated entrance off easement road Super strong private water well, electricity, septic

Gently sloping to rolling terrain

Perfect amount of brush control has created open areas with good top soil

and also a perfect amount of heavily wooded areas for wildlife

Ranch is well watered: Three large ponds—two are fed by well,

Three separate watering stations , Four regular watering troughs fed by well

High quality of game:

+/-20 genetically enhanced **whitetail** containing 200-240-inch genetics that were introduced 3 years ago
three yearling bucks with 220+ genetics

2&1/2 year old breeder buck with 220+ genetics

4&1/2 year old breeder buck with 220+ genetics

Most of the does appear heavily bred and should be dropping fawns any day

+/-50 **axis**—very healthy herd with quality genetics introduced three years ago

eight 30+ inch bucks

several other small yearling bucks

nine **red deer**

one large breeder bull

one yearling bull

seven cows

Quality Blinds & Feeders: two box stands , one two-person tripod stand, three hay feeders

four protein feeders (one 1000lb, three 300lb), five corn feeders (two 500lb, three 300lb

2/1 14x45 Main house: complete with all furnishings and appliances including washing machine and dryer,

9x45 rear porch, 10x20 wooden deck leading to entertainment area with crushed gravel floor,

large fire pit, BBQ pits, smokers—a perfect place for entertaining and watching wildlife

Rustically decorated bunk house is 9x40 with sleeping room for seven, full bath & kitchenette area

18x21 covered parking area for ATVs and equipment Two 8x40 storage containers for feed, ATVs, etc.

Crushed gravel has been laid all around camp and storage area to keep area clean and neat in wet conditions

Wildlife exempt taxes This ranch is turn key & ready to enjoy! \$595,000 Listing #102

Western Hill Country Realty

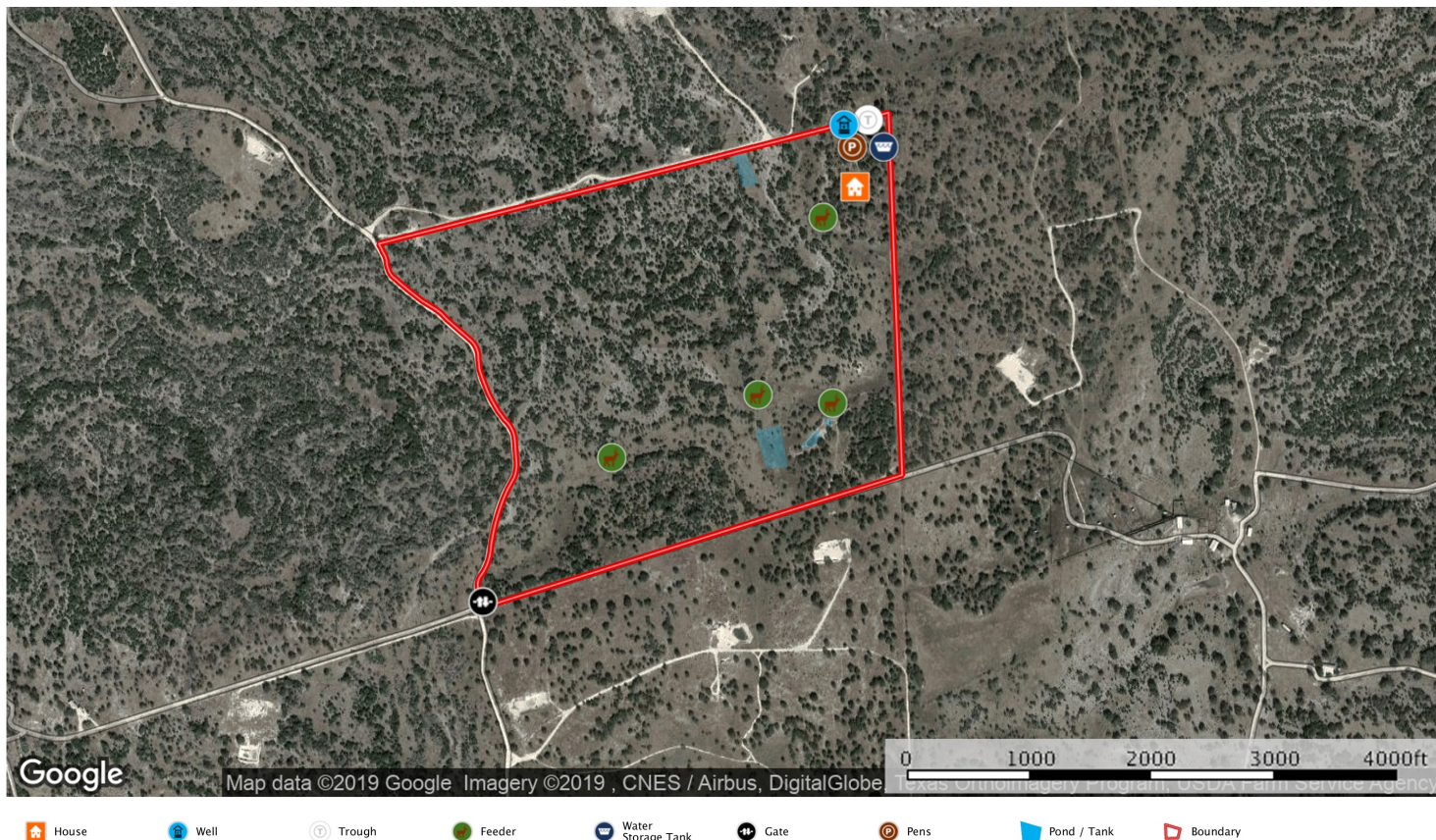
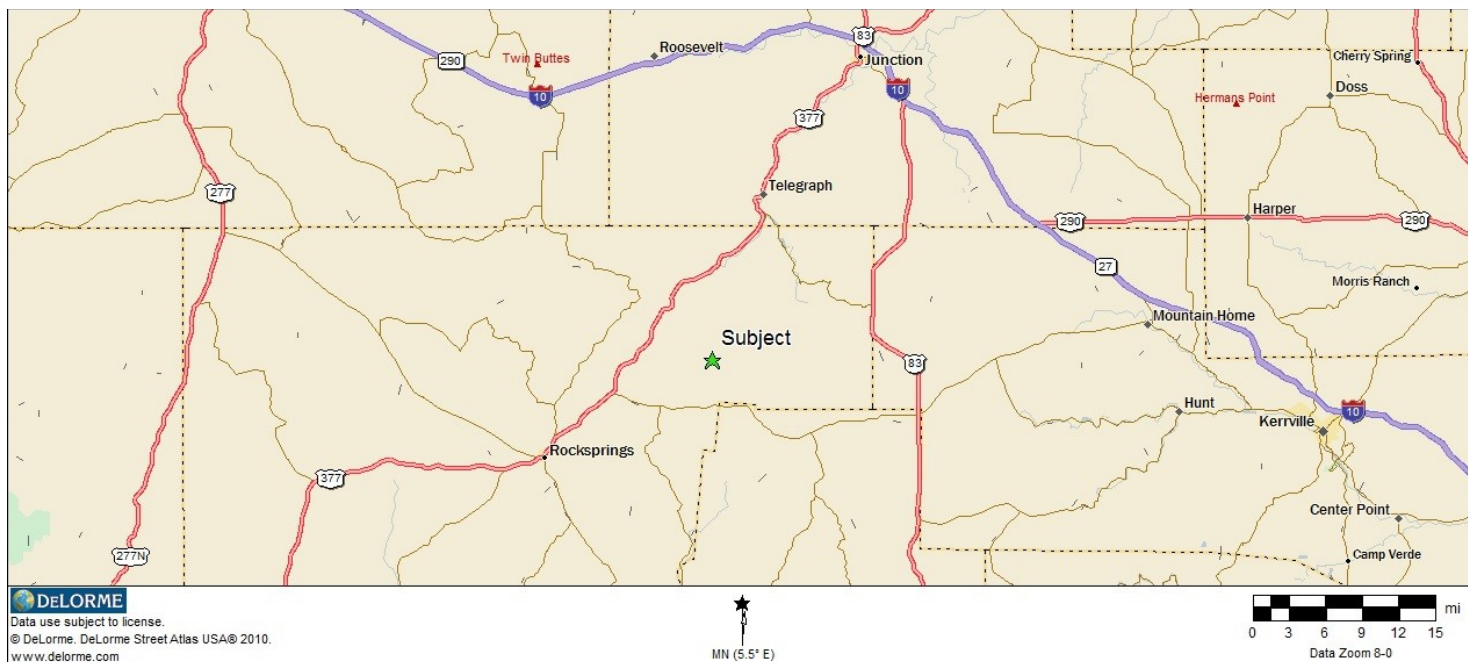
www.westernhillcountryrealty.com

info@westernhillcountryrealty.com

830-683-4435



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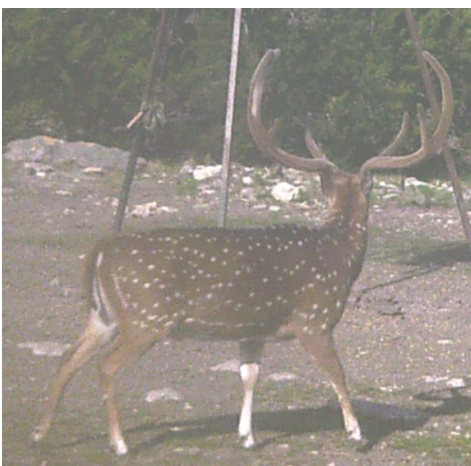
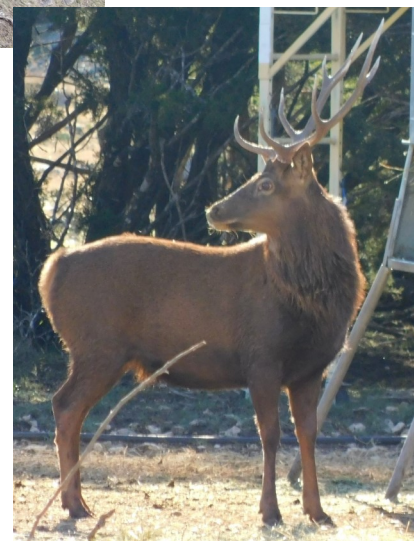
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