



3M Ranch at IG 174.17 Acres Edwards County, TX



Located in SW Edwards County

Great access -- Less than 1 mile off highway via well maintained county road
Large, seasonally dry creek cuts through property carving out fertile bottom land
that holds an abundance of wildlife

Property has fertile bottom land, rolling hills and deep canyons

Very thick vegetation, creating a perfect habitat for wildlife

Good road system through property

Dozer work has opened up several really nice hunting areas

Year around hunting opportunities

Game includes whitetail, turkey, hogs, axis, aoudad, mouflon
and several other free ranging exotics

Camp trailer in place Covered parking 8x20 sea container 2nd trailer for storage
2 nice hunting blinds Several spin cast feeders and protein feeders convey with property
Wildlife exempt taxes \$217,575 Listing #132

Western Hill Country Realty

www.westernhillcountryrealty.com

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830-683-4435



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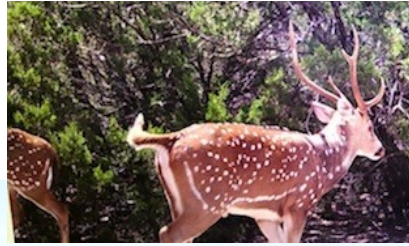
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