



## The Good Luck Ranch 452 Acres Edwards County, TX



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Located in far Northeastern Edwards County      End of the road property  
Gently rolling terrain with abundant, mature oak trees      Beautiful views      Scenic rock outcroppings  
1500sqft 3/3 custom home-completely furnished, granite countertops, tiled floor, marble bathroom counters,  
all electric, central heat/air, washing machine, dryer, ice machine, deep freeze, fire pit  
400sqft porch overlooking beautiful view of ranch  
500sqft comfortable bunk house that sleeps 4, full bathroom, large porch, picnic area  
Bunk house & lodge have separate licensed septic systems, Large garage/barn for storage, Tool barn  
2 strong water wells on different sides of the ranch providing water to headquarters  
and several watering troughs for wildlife  
Earthen pond on north side of property  
Ranch is completely fenced with "like-new" 5 strand barb wire  
Existing cross fence that creates an internal 100 acre pasture  
Property has been well managed---the extensive brush and cedar control  
has left a moderate to heavy vegetation cover ideal for wildlife  
Paint Creek traverses west to east through ranch creating lush areas of topsoil in the valleys  
and funneling game into ranch  
Whitetail, turkey, hog, axis, fallow, sika, quail, great dove hunting  
13 deer stands, 15 deer feeders      Exempt taxes      \$1,250,000      listing #404

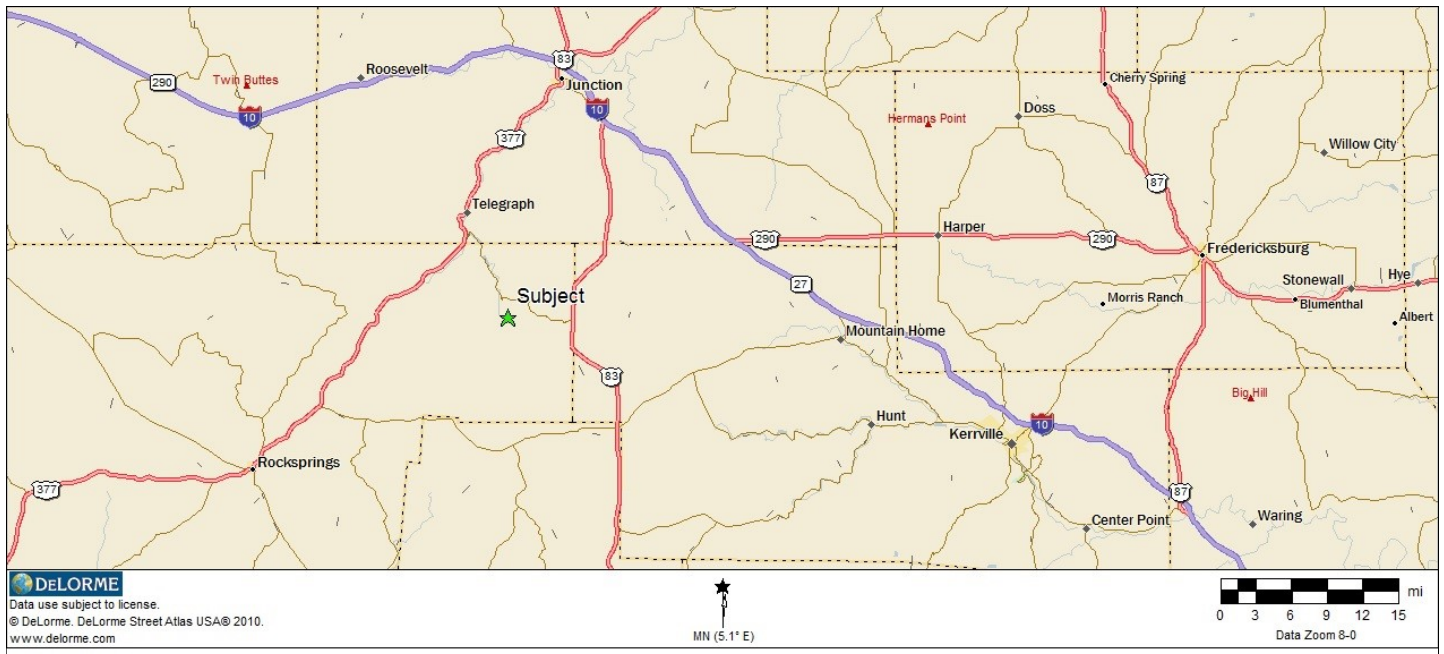
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