



High Country Game Ranch 150 Acres



Located in Central Edwards county Less than 10 minutes from town One mile off the pavement
The possibilities and opportunities are endless on this little slice of hill country heaven. For someone interested in a whitetail, exotic, or livestock venture, this ranch is setup and ready to be an immediate income producer. Or anyone looking to just relax, enjoy and entertain the family, a few guests or a few clients, this is the place for you.

A 40x60 barn on a concrete slab containing top of the line facilities for a whitetail breeding operation. 13 one to three acre pens with alley connection system to handling facilities, high end chutes and gates all perfectly placed to connect to operating system

Quality watering troughs in every pen, high end protein feeders located throughout the property

24x22 well/storage building

4/3 2430sqft main lodge completely furnished and comfortable as can be

2nd 30X20 guest quarters just lacking a little bit of the finishing touches inside

Foreman's house along with cleaning station and game cooler

Two strong water wells, electricity, and septic

Nice large pond holding water year round supplemented by 2nd well

High quality whitetail deer with form certified pedigrees and 250 inch class genetics protein fed year round

Close to 50 axis on the property and around 20 fallow

Great road system in place leading to several blinds and feeder locations

The terrain is very gentle rolling loaded with mature live oaks and live oak thickets

Minimal cedar and rock and a lot of topsoil

This property is worth the look!

Exempt taxes \$750,000 listing #138

Western Hill Country Realty

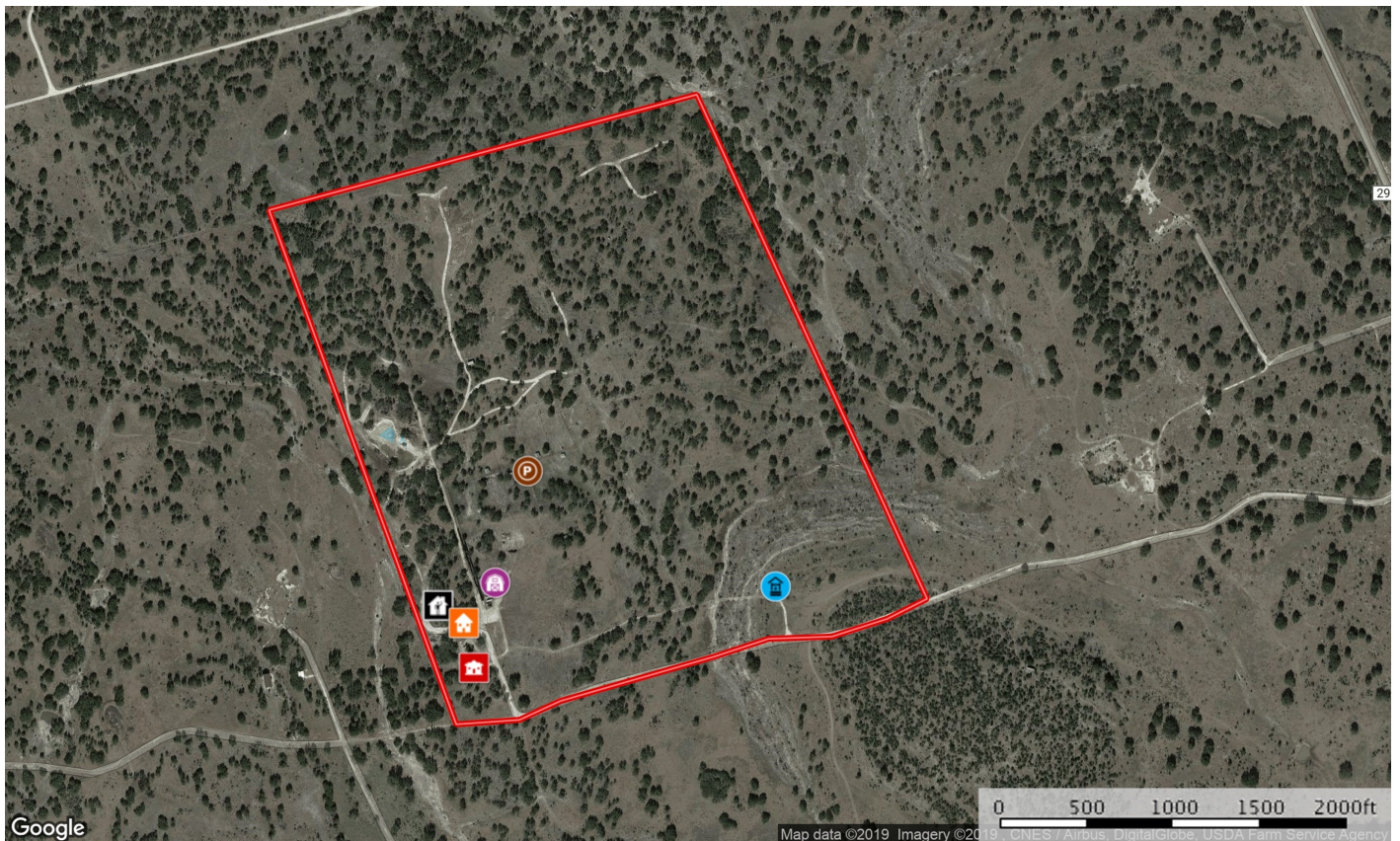
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High Country Game Ranch 150 Acres



Well Barn Main House House Foreman's House Pens Pond / Tank Boundary

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