



Rocky Trails Ranch

389.89 Acres

Edwards County, TX



Located in south central Edwards County

Remote, near end of the road, secluded and quiet

Rolling live oak terrain with elevation from 1970ft in the creek bottoms to 2060ft on the hilltops

Abundant topsoil and the perfect amount of tree cover for wildlife and hunting

Two large dry creeks traverse the property carving out picturesque rock outcroppings

These creeks also provide a travel route for numerous species of wildlife

The ranch is well watered by two strong water wells that are over 600ft deep

One well feeds a large storage tank that feeds two troughs via over 500ft of poly water lines

The other well feeds the headquarters and one watering trough

The main lodge is +/-970sqft with large kitchen/dining area, one bedroom,
large living/sleeping area and full bath/appliances/washing machine/dryer

Three wooden porches (one front and two in rear) totaling +/-552sqft

Newly constructed with rustic elegant decor +/-355sqft bunkhouse
with sleeping room for four and a full bath and kitchenette

One 8x20 sea container

Two barn/ storage/ workshop areas totaling +/- 690sqft

Game cooler for storing meat

Big fire pit area

Miles of internal roads

The headquarters are fenced in and lie amongst LARGE live oaks

6 feeders; 5 blinds; 3 top of the line watering troughs

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

Completely fenced (mostly low)

Ag. Exempt in place

\$795,000

listing #389

Western Hill Country Realty

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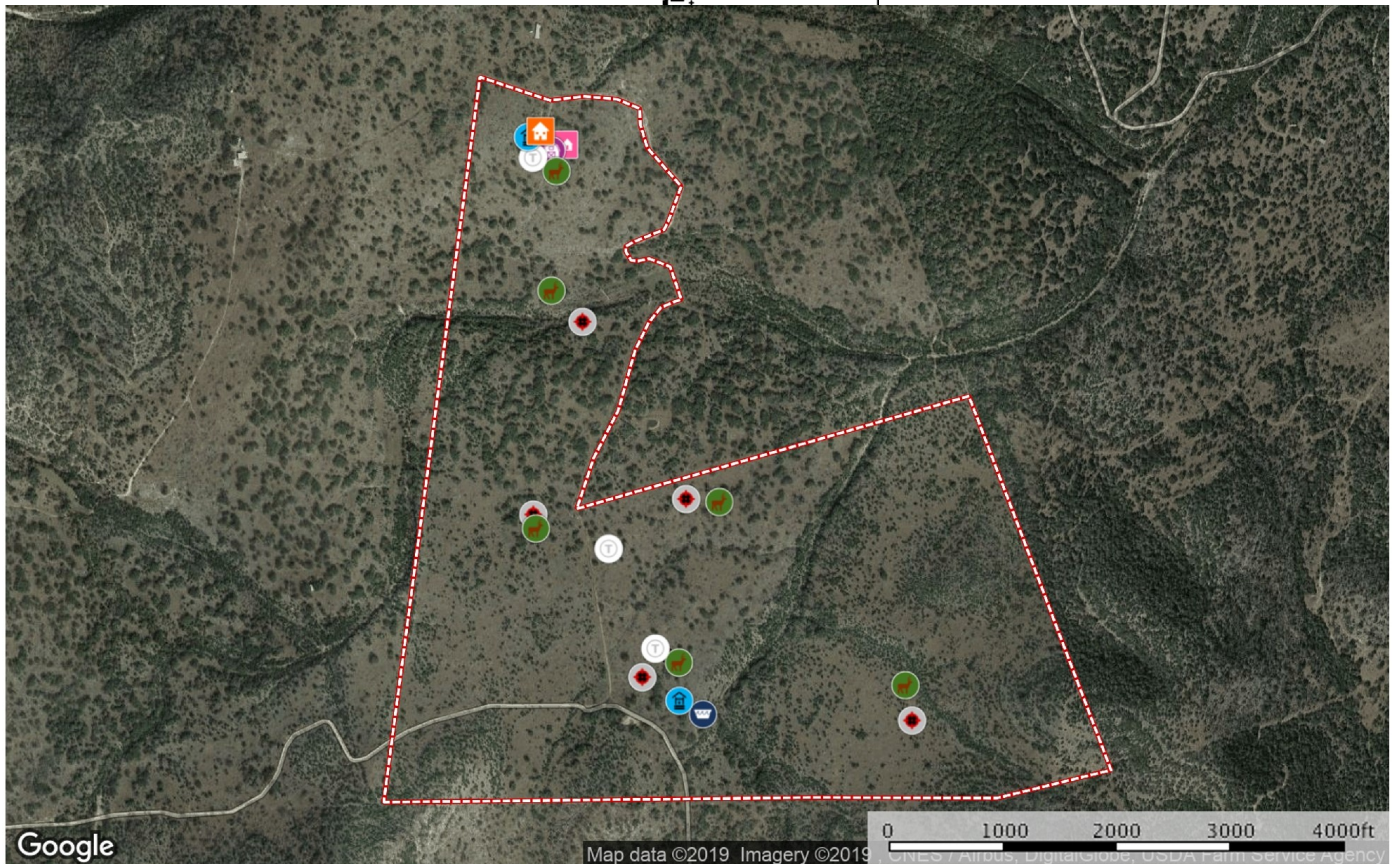
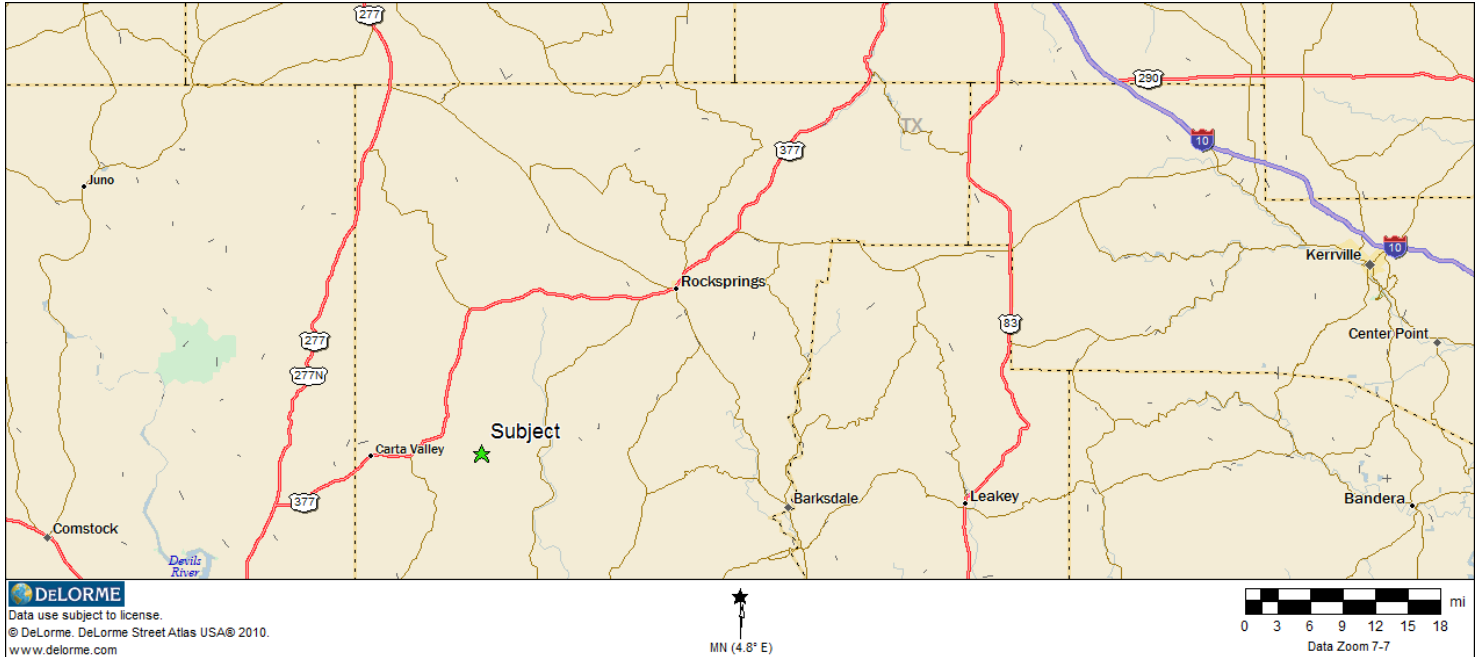
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