



Lazy Needle Ranch

77.27 Acres

Edwards County, TX



Located in eastern Edwards county End of the road property with private locked gate
Less than 1.2 miles off US377

Gently rolling, heavily wooded terrain with areas of spot clearing making for great hunting

Completely low fenced with the headquarters being completely fenced as well

Santa Fe Style 1250sf 2/1.5 House with large front porch overlooking beautiful views

Home is completely furnished

Private water well, electricity, and septic system

Stained concrete and tile floors

Metal roof (four years old)

Four window air condition units (one to two years old)

Base board heat Wood burning stove

Washing machine and dryer Manitowoc 100 pound/day ice machine

Upright freezer Side by side refrigerator Microwave oven Electric range and oven

20ftX40ft shed (one year old) Tool shed 8x20 Connex

Property has a herd of Scimitar Oryx (8-12) and Black Buck (20 +)
that are kept inside the fence. This provides year-round hunting.

Free roaming Whitetail, Axis, Turkey, Doves and Hogs

Two Redneck Predator 360 Fiberglass deer blinds on 8ft towers

One protein trough feeder 400 pound Three barrel type feeds 300 pound

Polaris 800 crew, ~ 750 hours

Yamaha 300 Gresley 4 wheeler ~ 150 hours

This is an opportunity to own a "top of the line" turnkey ranch.

GREAT access, first class accommodations and great hunting are ready to enjoy.

You must see to appreciate this ranch! Reduced Price! \$399,000 Listing #63

Western Hill Country Realty

www.westernhillcountryrealty.com

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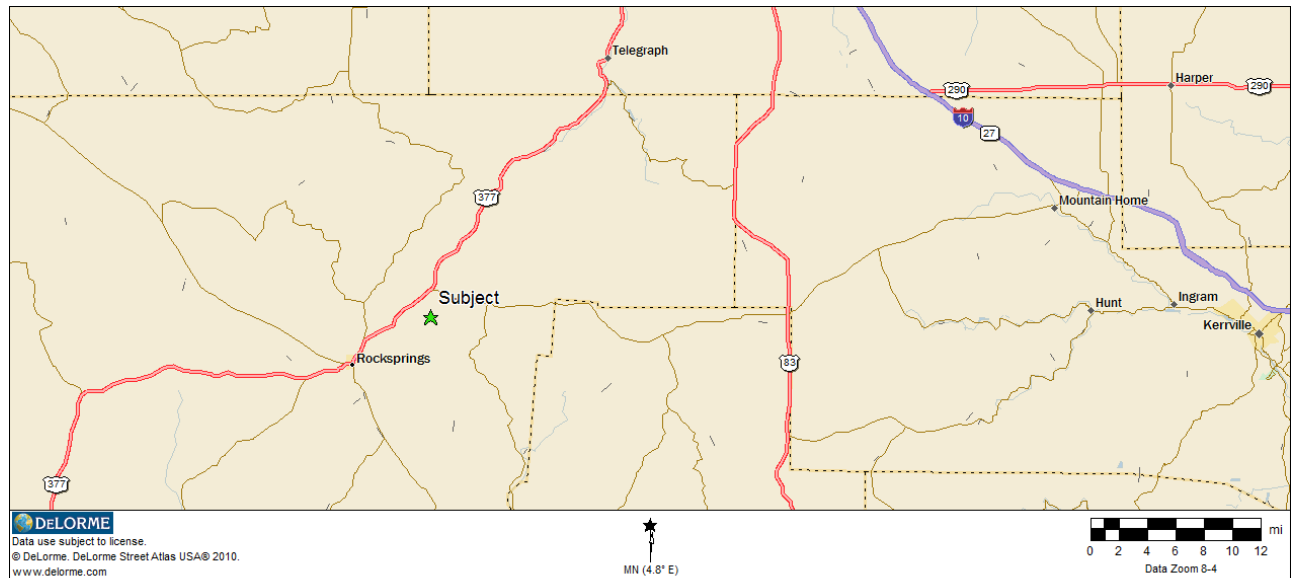
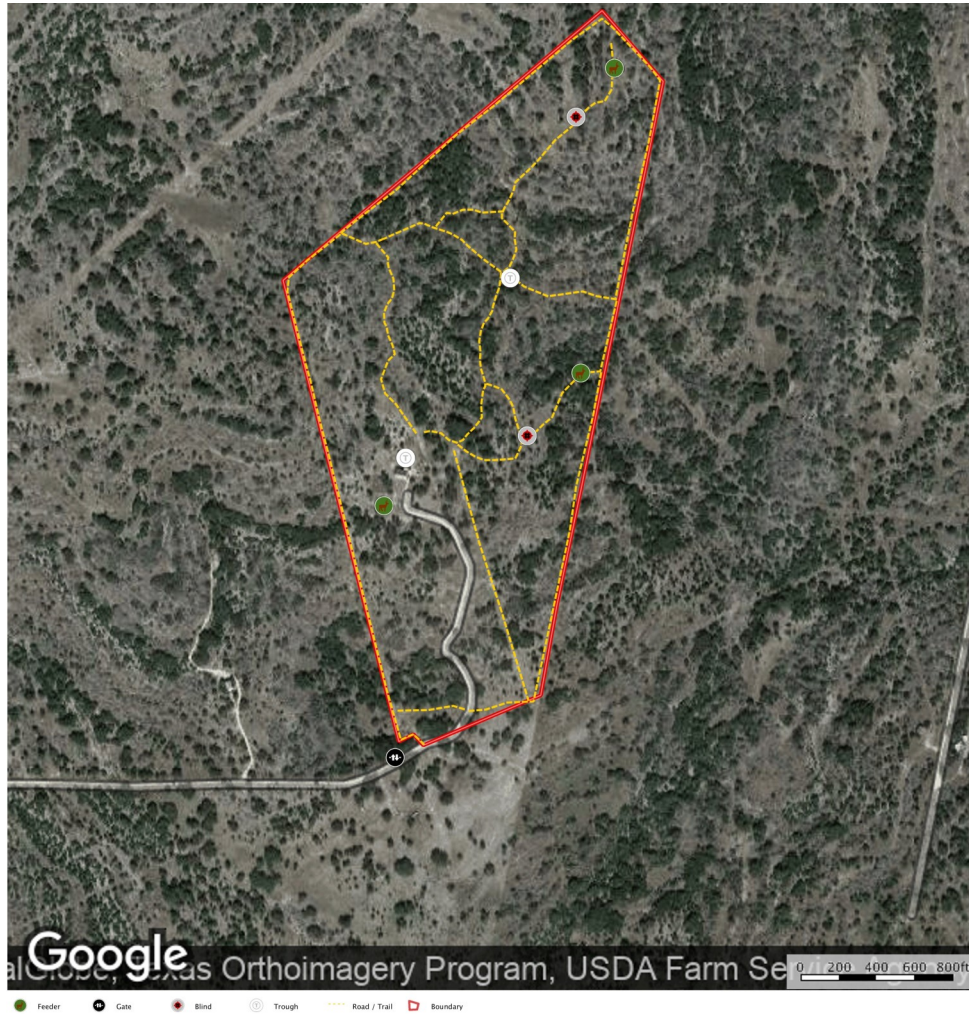
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