

RANCHES • LIVE WATER • FARMS • RECREATIONAL PROPERTIES



BOWNDS™
REAL ESTATE BROKERAGE

New Listing
**BLUE DOG
RANCH**
Hunting & Recreation

645± ACRES

**CARTA VALLEY, TEXAS
EDWARDS COUNTY**

'Let us show you... Texas'



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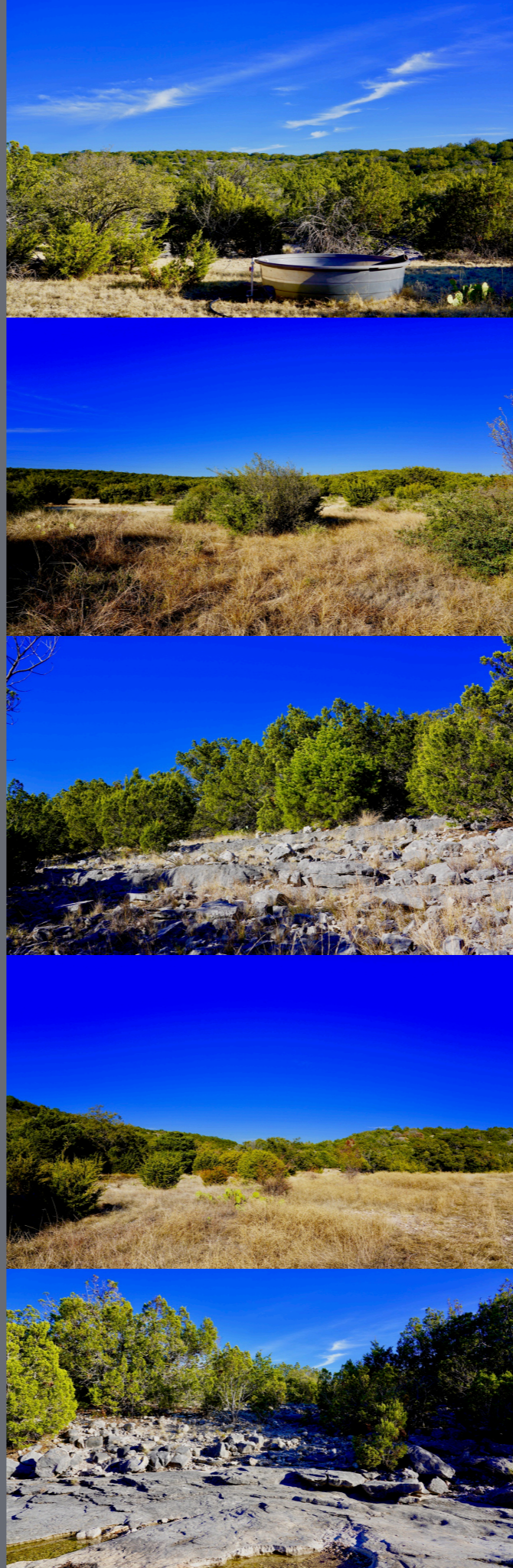
PRICE

\$999,750

- Approximately 32 miles SW of Rocksprings, a well known area for Hunting
- Ideal Property Shape
- Large Neighboring Ranches
- Additional Adjoining Acreage Available
- The Environment ensures for a rewarding hunt
- Close proximity to endless fun at Lake Amistad, the Devil's River and Kickapoo Cavern State Park
- Excellent Level Building Sites or Areas for Recreational Family Camp Ground
- Electricity runs through property allowing for many spots to tie onto for power
- Established and Newly Constructed Primary Trails
- Trough, Feeder, Blind



Brandon Bownds, Broker
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Water Features

- Water Trough
- Wet-Weather Draw
- Limestone Beds that pool with water during Wet-Weather Times

Topography

- Ideal Property Shape
- Excellent Mix of Grassy Level and Gently Rolling Terrain, Rugged Limestone Outcroppings, Elevations
- The Land consists of Thriving Native Grasses and Hardwoods supporting Livestock Grazing, Ranching and Hunting

Vegetation

- Oak
- Pinion Pine
- Ashe Juniper
- Persimmon
- Texas Sotol
- Cactus
- Other Vegetation Native to the Area

Wildlife

- Whitetail
- Rio Grande Turkey
- Hog
- Aoudad
- Ram
- Occasional Free Ranging Axis, Sika, Blackbuck, Elk... You never know what you might see. It's the Thrill of the Hunt!