

## **TURNKEY DEER HUNTING PROPERTY**

**125 SECLUDED ACRES OF PRIME WHITETAIL HABITAT ON CR 252 IN SOUTHERN COMANCHE COUNTY. HEAVILY WOODED WITH HUNDREDS OF LIVE OAKS – SECONDARY TREES INCLUDE RED OAK, MESQUITE AND ELM WITH VERY FEW SCATTERED CEDARS.**

**JUST START HUNTING – EVERYTHING IS SET UP AND READY TO GO:**

**WILDLIFE EXEMPTION**

**FOUR STANDS EACH WITH A FOOD PLOT AND FEEDER**

**(2 4X6 FIBERGLASS, 1 4X4 FIBERGLASS, 1 4X6 WOOD)**

**( 2 500# CAPSULE, 1 250# CAPSULE, 1 300 # BARREL)**

**TWO ALL SEASONS 1250# FREE CHOICE FEEDERS**

**2014 32' ASPEN TRAIL TRAVEL TRAILER IN EXCELLENT CONDITION. SLEEPS 6 COMFORTABLY – SLIDE OUT – AWNING – INDEPENDENT A/C IN BEDROOM. WATER WELL AND ELECTRIC SERVICE AT THE TRAILER.**

**20' CONTAINER WITH ELECTRIC/WATER/WORK BENCH AND A GRANITE CLEANING TABLE.**

**ONE ACRE TREE LINED POND WITH PIER - FULLY STOCKED WITH BASS, CATFISH AND BLUE GILLS.**

**TREE LINED WET WEATHER CREEK**

**100' ELEVATION CHANGE FROM THE FRONT GATE TO THE BACK OF THE PROPERTY**