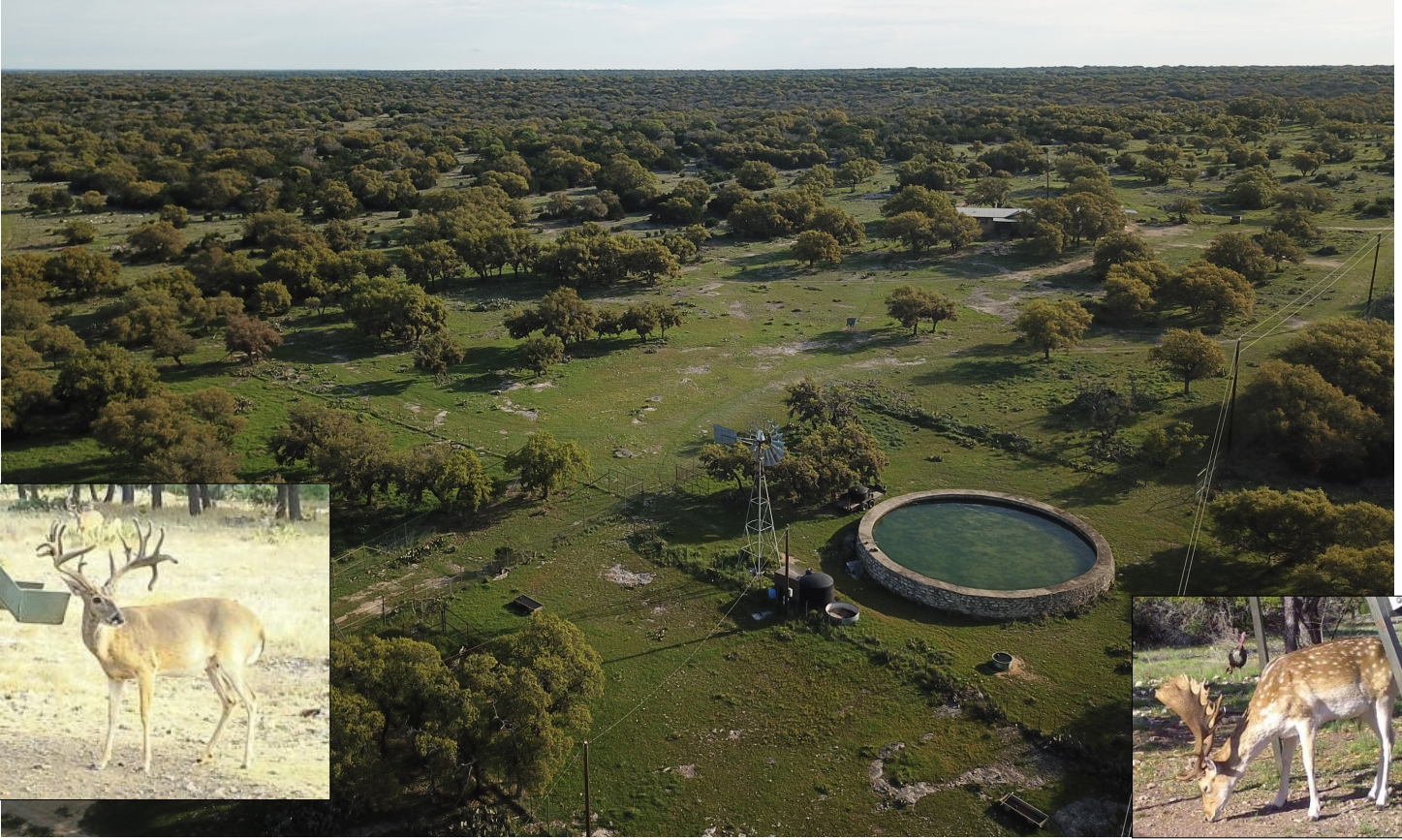




Gun Barrel Ranch 445 Acres



This is a turnkey, family friendly, game fenced hunting ranch ready to enjoy. Useable terrain, great internal road system, views from hilltops, areas of fertile soils, and live oak lined dry creek bottoms give this hill country gem a little bit of everything. The wildlife herd has been well managed throughout the years.

Numerous whitetail deer with 200+ inch genetics have been introduced in the past years.

There are trophy animals ready to harvest for this hunting season.

Located in northeastern Edwards County Great access-- +/- 2 miles off Hwy 41

5+ miles of great internal roads Rolling to level Hill Country terrain Great hilltop views

The owner has taken great pride in brush management. The amount of selective clearing that has been done is ideal.

PLENTY of heavy cover still in place for the animals.

3/2 1680sqft furnished lodge with appliances ready to enjoy

Electricity, Strong private water well with electrical subpump, Septic

Multi-use 720sqft barn on slab with roll up door Large windmill adding nostalgia to the ranch

7 blinds, 8 corn feeders, 6 protein feeders Large rock pile feeding 3 watering troughs

Two 1100gallon water storage tanks with troughs strategically placed Earthen Tank in northeast Corner

+/-50 Axis +/-12 Black Buck – 2 male, 10 female 2 Spotted Fallow – 1male, 1 female

+/-50 Whitetail 5 Breeder Bucks (1 six-year-old, 2 four-year-olds, 2 one-year-olds)

8 Breeder Does (3 five-year-olds, 2 three-year-olds, 3 one-year-olds)

Ice Maker, Chest Freezer, BBQ Pit, Gas Grill

Skid Steer with Attachments Heavy Duty 16' Trailer

550 Gallon Water Haul Tank Water Transfer Pump with Hoses Wildlife Exempt Taxes

\$1,275,000 Listing #407

Western Hill Country Realty

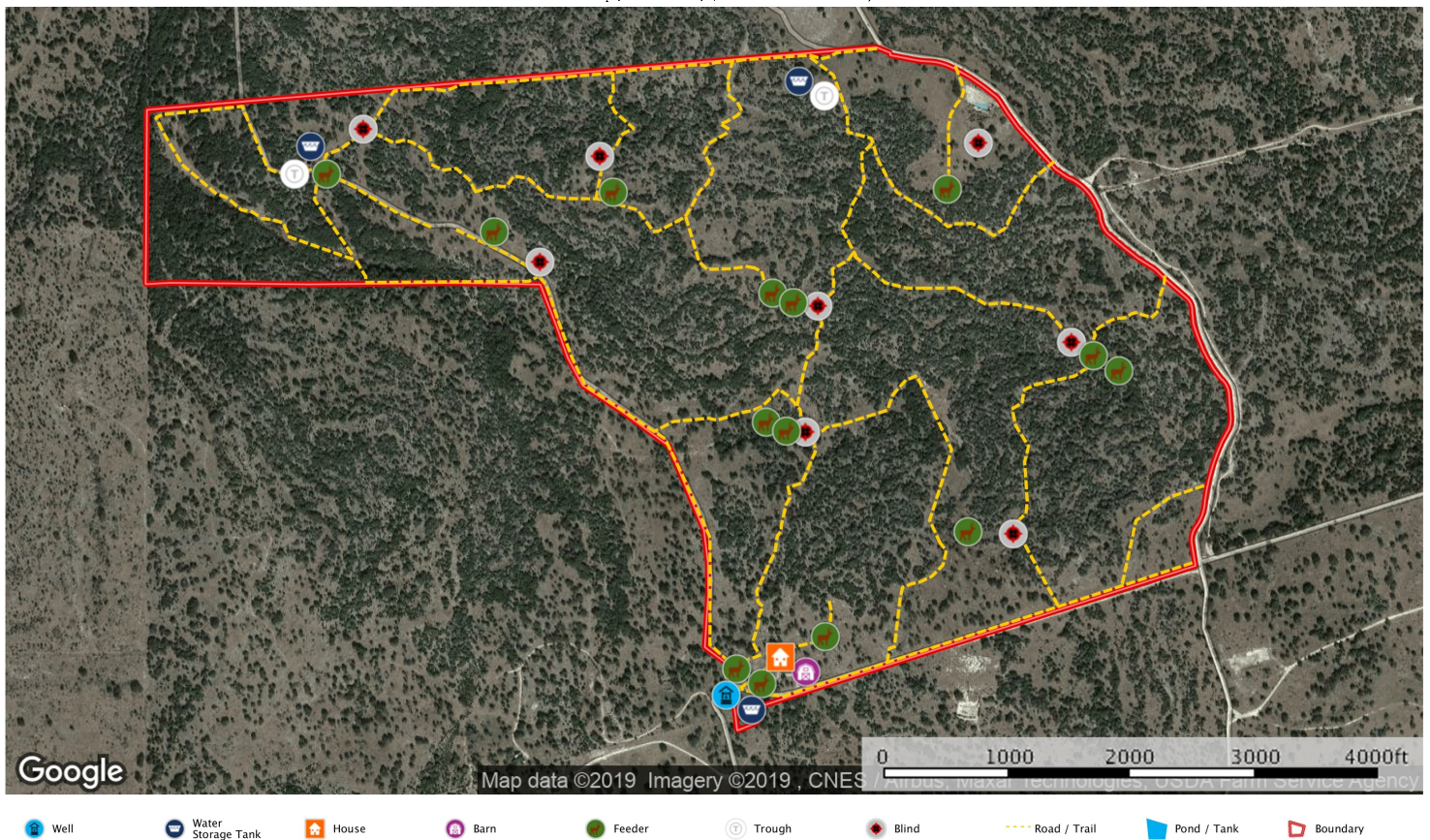
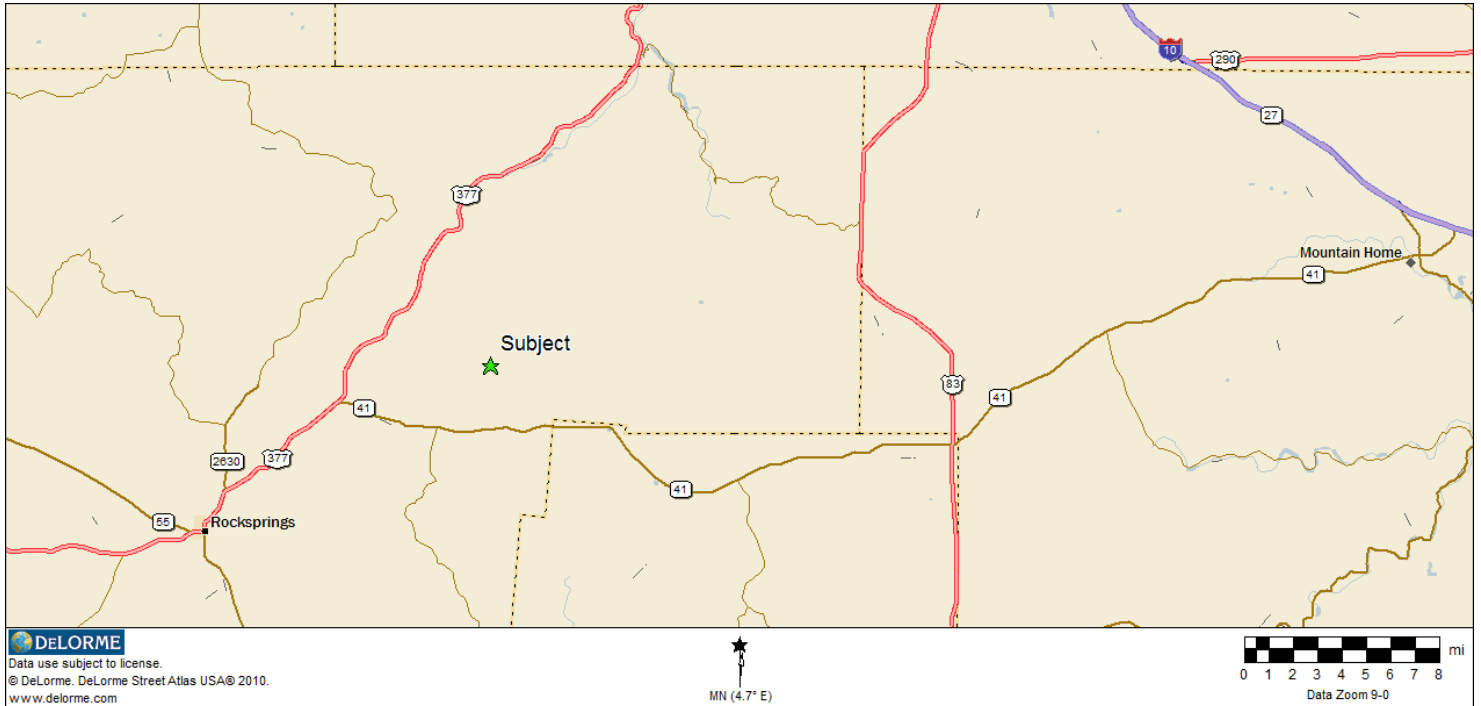
www.westernhillcountryrealty.com

info@westernhillcountryrealty.com

830-683-4435



Gun Barrel Ranch 445 Acres



Western Hill Country Realty

www.westernhillcountryrealty.com

info@westernhillcountryrealty.com

830-683-4435



Gun Barrel Ranch 445 Acres



Western Hill Country Realty

www.westernhillcountryrealty.com

info@westernhillcountryrealty.com

830-683-4435



Gun Barrel Ranch 445 Acres



Western Hill Country Realty

www.westernhillcountryrealty.com

info@westernhillcountryrealty.com

830-683-4435