



Big L Ranch 1030 Acres



Located in central Edwards county approximately 12 miles northwest of Barksdale and 15 miles due south of Rocksprings. This Hill Country Haven is slightly remote, but not too remote, offering miles and miles of surreal seclusion. The ranch has been game managed for the past 21 years. Acute attention has been paid to extensive feeding, watering and brush control.

The terrain is typical Hill Country, offering rolling to steep hills and deep, thick canyons. White Mountain Draw carves out scenic bluffs and rock out cropping and VIEWS, VIEWS, VIEWS for miles.

- Access off SH55 is via all- weather county-maintained road and a short easement road
- Multiple electric meter drops in place and miles upon miles of electricity lines run through the ranch adding substantial value for future development
- One super strong water well at camp site provides water. An engineered water system, consisting of 5 large holding tanks and 7 watering troughs, provides water throughout the ranch.
- +/- 8 miles of internal ranch roads that provide access around the ranch
- Partial fencing (mostly low)
- The hunting, as mentioned, has been well managed for 21 years
- The large surrounding ranches have allowed the game to flourish
- Wildlife includes whitetail, turkey, hogs, aoudad, axis and elk
- Blinds and Feeders in place and ready to hunt
- Wildlife exempt taxes

This hunting ranch offers more than just great hunting. The scenic Hill Country beauty makes this ranch picturesque at every turn. The miles and miles of roads allow for hours of fun ATVing, hiking and enjoying the Hill Country at it finest.

\$1,782,930 (\$1731 per) listing #1030

Western Hill Country Realty

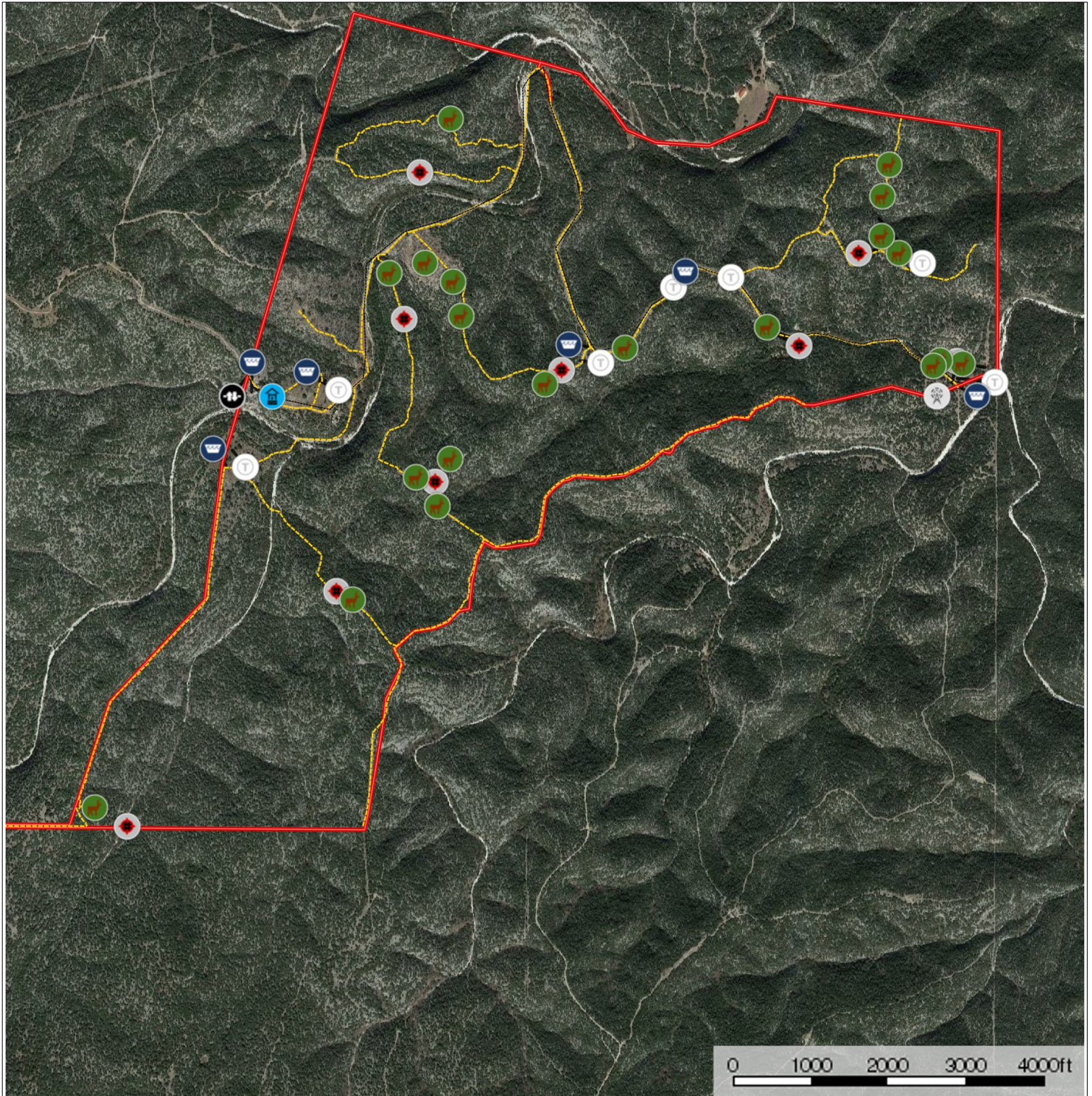
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Feeder Blind Water Storage Tank Windmill Trough Well Gate Transmission Line Road / Trail Boundary

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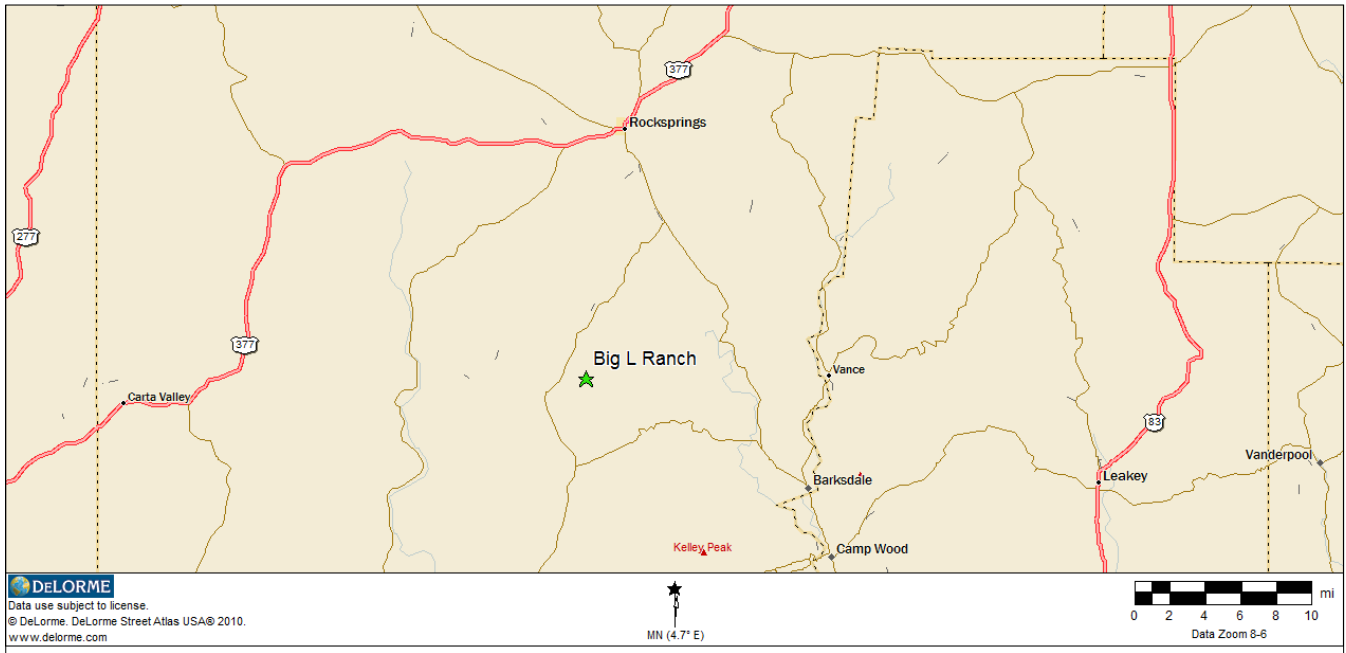
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