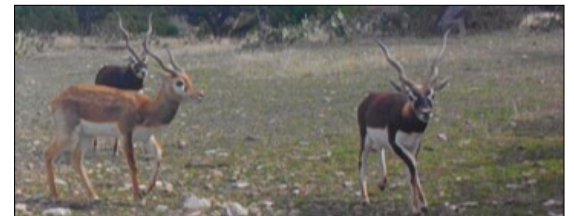




Koon's Canyon +/-640.8 Acres



Koon's Canyon Ranch is a first-class ranch. It is located on the western edge of the Hill Country, less than 20 minutes southeast of Rocksprings and less than 10 minutes from the Edwards County Airport in east central Edwards County. Easy access off State Highway 55, less than 5 miles of all-weather accessible by car. The attention to detail in every aspect of this ranch must be seen to be appreciated. From the luxurious improvements to the superior land management to the high level of genetics in the wildlife, no attention to detail has been disregarded. If you are looking for a 5-star personal hunting ranch, a corporate retreat or to run a commercial hunting operation this one is for you.

The rolling Hill Country terrain offers great views from every location on the ranch. The north pasture has a gentle roll to level areas of topsoil. As you make your way to the south pasture, the views become even more vast and the rolling canyons are a little deeper as you fall off the southern rim of the Edwards Plateau. The seller has done the textbook amount of brush control creating the perfect habitat for the wildlife. Tree cover consists of many different species of native oaks, pinion pines, persimmon, mountain laurel and cedar. Two strong water wells provide water to the headquarters, an earthen pond and watering troughs throughout the ranch. 4 top-of-the-line rainwater collection guzzlers also provide water for the wildlife. The game fencing around the ranch is in "like new" condition. Property is fenced into 2 pastures (gates between pastures are currently open). Seller constructed a great perimeter road to make checking the fence easy. There are miles upon miles of GREAT ranch roads offering a smooth ride throughout most of the property. 8 nice hunting blinds make hunting comfortable. Numerous quality corn feeders and protein feeders are positioned throughout the ranch. There are NO easements, other than electric. Entrance off main road is by private electric gate.

Western Hill Country Realty

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The luxurious improvements of Koon's Canyon Ranch give it all the comforts of a five-star resort.

Main Lodge

The +/-1853sqft main lodge consists of 3 spacious bedrooms and two baths. The master bedroom has a connected bath and walk in closet. A roomy loft with cedar beams overlooks the living area. The open floor plan, custom tile, and rustic limestone fireplace offer all the comforts of home. Stainless appliances in the kitchen and large utility room. The limestone rear patio and fire pit and second story lofted deck overlooking the beautiful views to the south offer a great atmosphere for relaxing.

Bunk House

The +/-1007sqft bunk house provides comfortable sleeping for 9 guests. The 3 bedrooms and bath are spacious. The kitchenette and living/dining room contain an elaborate 9x7ft walk in gun safe with custom shelving racks and many other accessories.

Bunk Rooms

Additional guests will find the 3 hotel style bunk rooms more than satisfying. Each 12x12 bedroom has a private entry door from the large porch as well as a full private bath.

Party Barn

The centerpiece in the impressive 2400sqft party barn is a one of a kind, floor to ceiling limestone fireplace. The party barn boasts a full kitchen, full bar, bath and ice machine.

ATV and Storage Barn

A 33x20ft barn provides ample parking space, a commercial 12x12 walk in cooler. The cleaning station has electric wenchers and water.

Utility /Laundry house

The 15x11ft utility/laundry house contains a commercial washer and dryer and other supplies for the ranch.

5 50amp RV hookups are also available.

Equipment/Feed barn located away from main headquarters is 60x50ft total with half being for hay and equipment storage while the other half is enclosed on concrete slab for extra storage.

Wildlife

Koon's Canyon Ranch is currently under an MLD level 3 wildlife management plan. The ranch has been intensely managed for the past 13 years resulting in trophy level genetics. Genetic whitetail have been introduced to the ranch throughout the years from reputable breeders such as Deer Star Whitetail Breeders.

Current Game:

69 Whitetail: 27 Bucks, 42 Does and Fawns

4 Zebra: 2 Studs, 2 Mares

49 Axis: 15 Bucks, 34 Does and Fawns

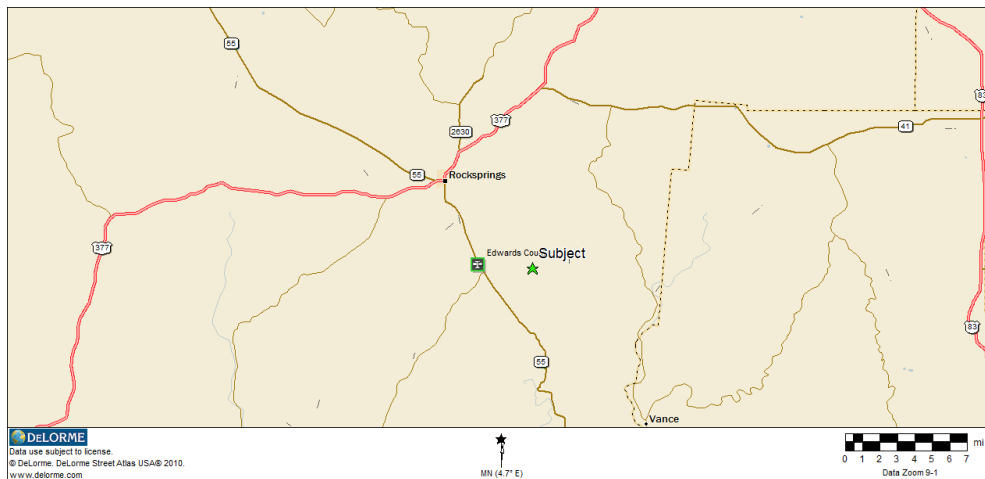
4 Oryx: 1 Bull, 3 Cows

38 Blackbuck Antelope: 5 Males, 33 Females and Young

3 Aoudad: 3 Males

Koon's Canyon Hunting Ranch is a rare find! The high-end accommodations fit every buyer's needs. Whether you're looking to run a hunting operation or entertain clients, family or guests Koon's Canyon checks all the boxes. Located only minutes from the Edwards County Airport and the easy access just adds to its lure. Give us a call to set an appointment.

listing #602 \$



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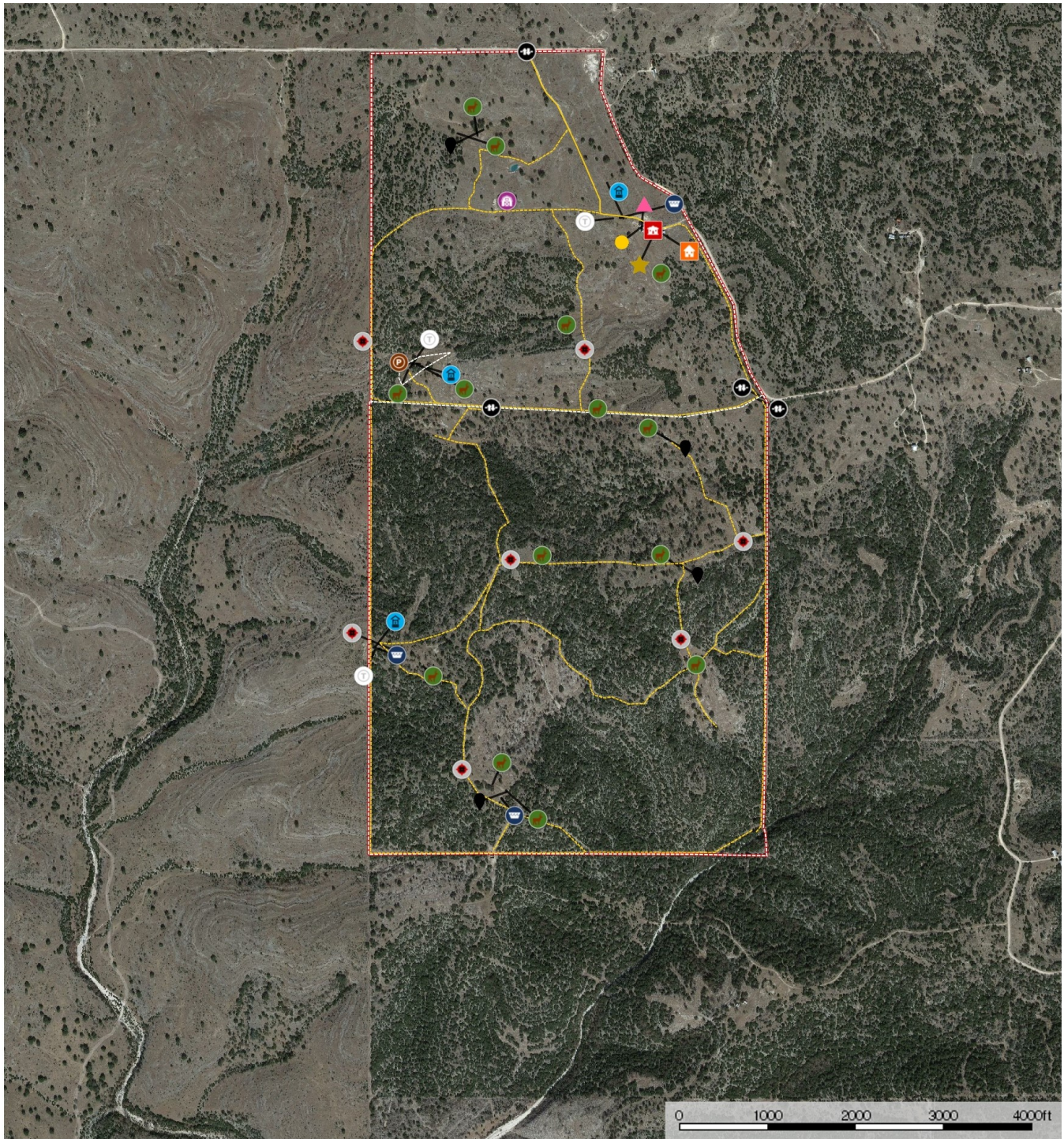
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|------|------------|--------------------|--------|--------------|-------------|----------|------|------------|-------------------------|------------|------------|
| Gate | Well | Water Storage Tank | Trough | Blind | Feeder | Guzzler | Barn | Main House | Skinning area / Walk in | Bunk House | Party Barn |
| Pens | Bunk Rooms | Primary Road | Fence | Road / Trail | Pond / Tank | Boundary | | | | | |

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