

+/-114 Acres Bobcat Draw Ranch



Set up & Ready to Enjoy!

Located in southwestern Edwards county

Beautiful diverse terrain -- fertile level valleys along the dry creek bottoms up to high hill peaks and rock outcroppings +/- 200 feet above the valley floor

Heavy vegetation cover with a variety of oak trees, pinion pine and juniper

14x32 furnished cabin in "like new" condition with all the comforts of home including electricity, full bathroom and an elaborate 4000 gallon rainwater collection system

8x12ft lofted storage shed with lofts

Skinning rack with LED lighting

8X20ft conex storage container

Brand new 30x35ft metal porch with guttering and 28x12ft wooden deck

2 blinds, 5 feeders, 1 quail feeder convey

2 water catch systems for wildlife troughs, additional trough at cabin

Good trail system with easy access to hunting areas

The abundant game includes whitetail, turkey, hogs, axis, aoudad, mouflon along with several other species of free ranging exotics

Wildlife exempt taxes

If the good hunting is not enough, it is a short drive to Lake Amistad Recreational area for great fishing and watersports!

\$289,000

listing #163

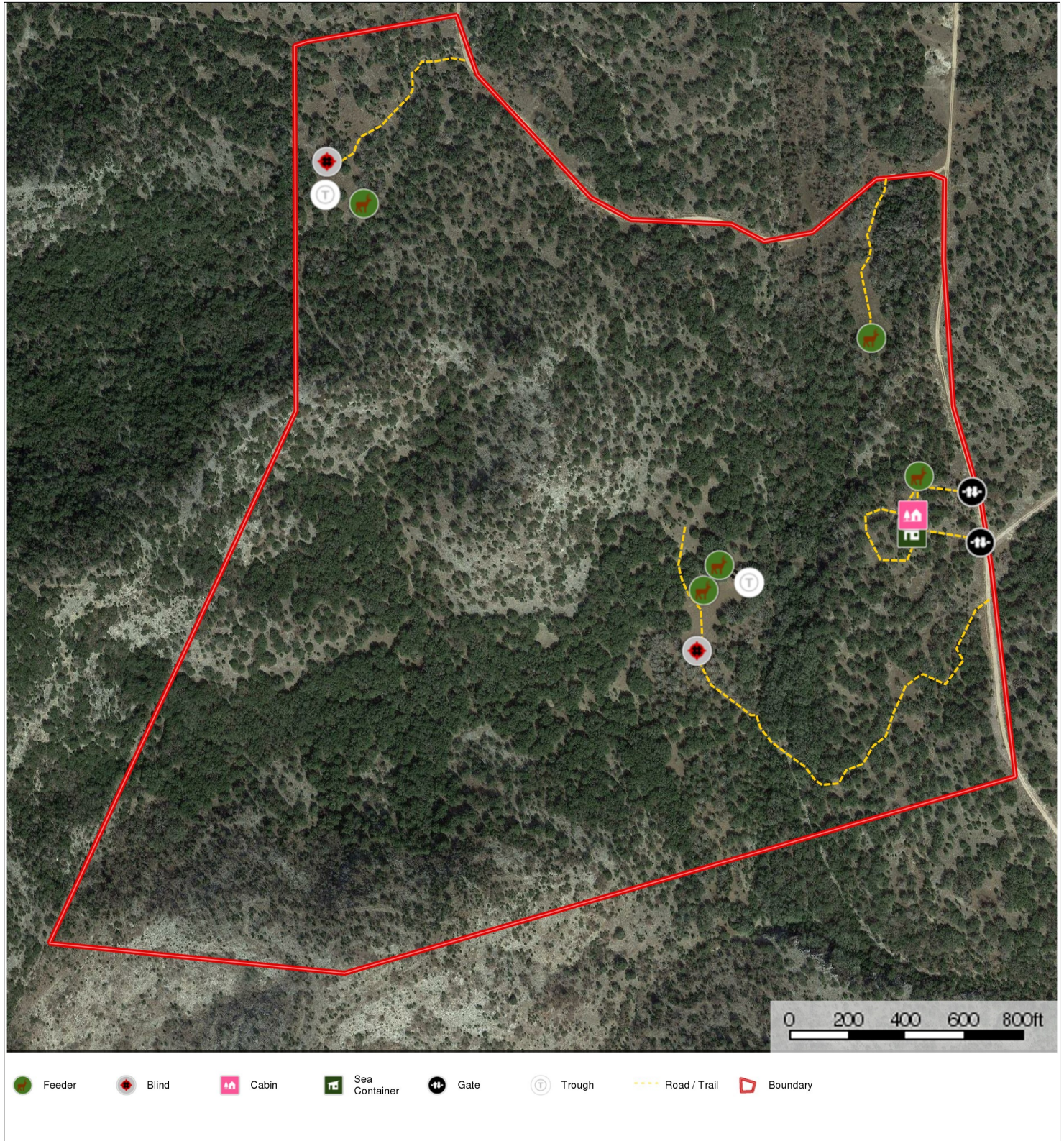
Western Hill Country Realty

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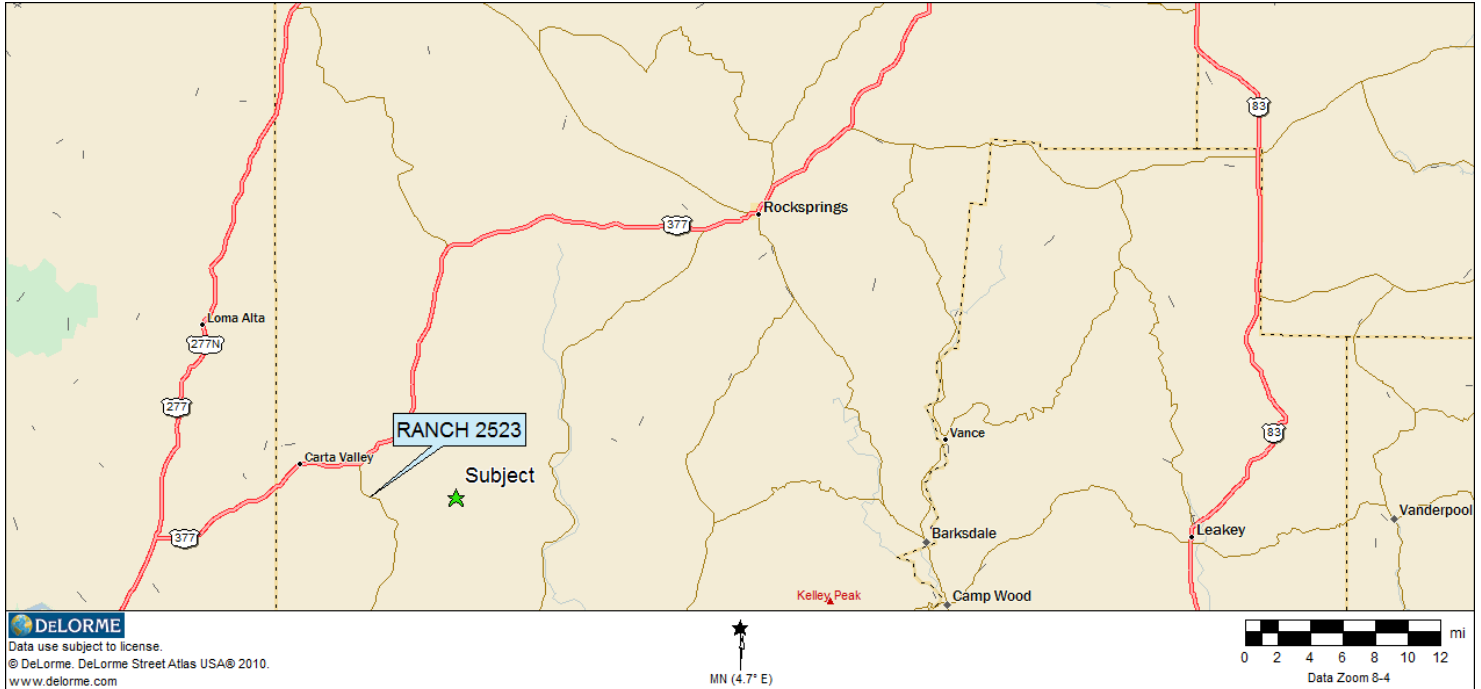
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