



# J&L Ranch 108 Acres



Located less than 6 miles southwest of Rocksprings in Edwards County

Great easy access less than a mile off the highway

Campsite with all the comforts in place

28' like-new Forest River Travel Trailer

perfectly placed for peaceful relaxing and enjoying the views

Own private water well, licensed septic, electricity, additional shared well

The terrain has a perfect gentle roll with small seasonal creek running along the bottom, fertile valleys, lots of top soil allowing several nice spots for food plotting

The whole area is primarily loaded with live oak trees and live oak thickets

Shin oaks, agarita, mountain laurel, and very minimal cedar make up much of the habitat and vegetation for this property making it an absolute haven for the wildlife

This area is loaded with axis, whitetail, and turkeys. Occasional blackbuck and hogs

Great trail system throughout the property. The property is all usable land

4 Ranch King feeders, 1 protein feeder, 2 cotton seed feeders, 4 deer blinds, 3 water troughs

4wd John Deere Gator, 8500 watt Briggs and Stratton generator,

1100 and 500 gallon water holding tanks, Rock Drill, Connex Container

Wildlife exempt taxes

\$489,000

listing #169

## Western Hill Country Realty

[www.westernhillcountryrealty.com](http://www.westernhillcountryrealty.com)

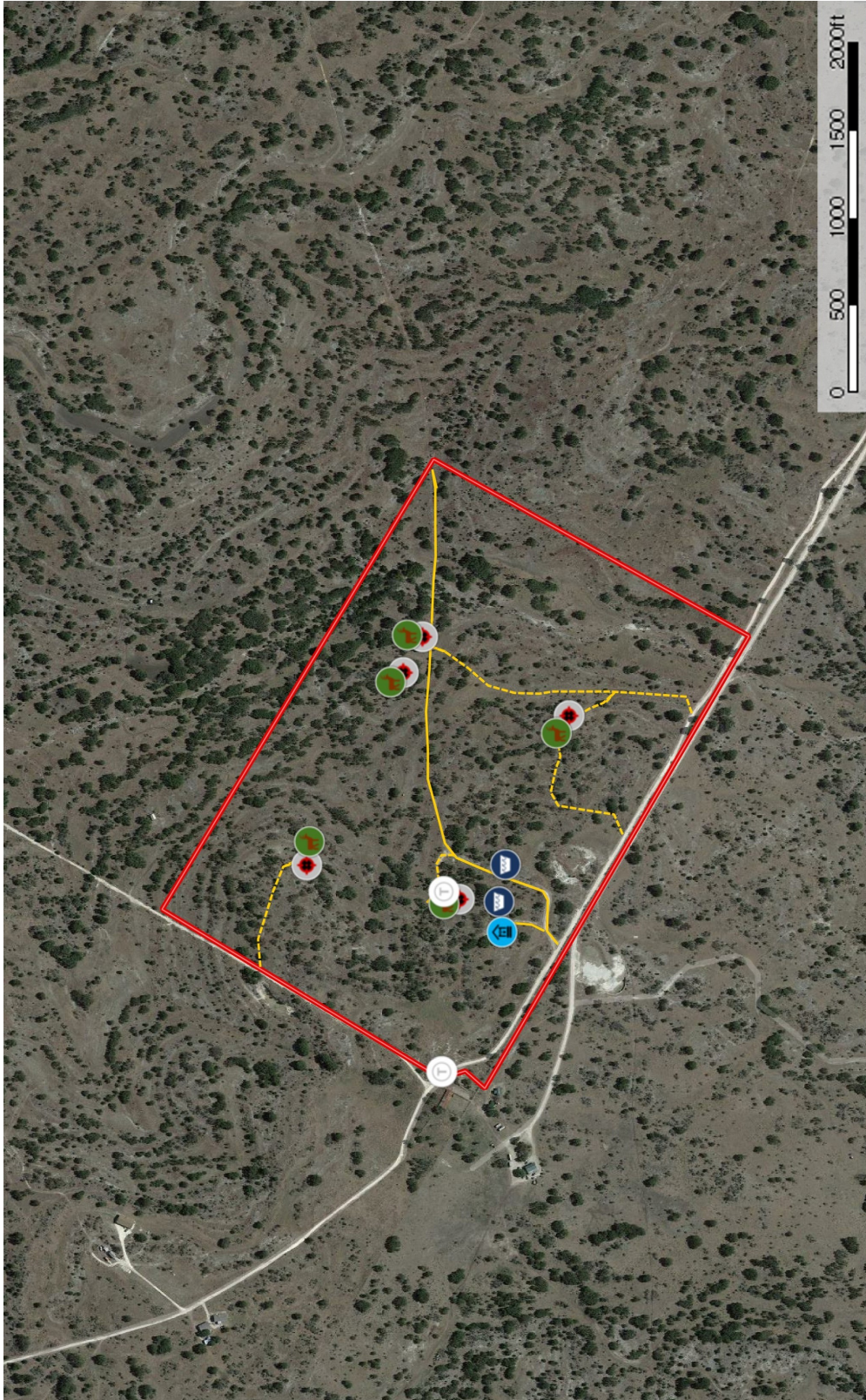
[info@westernhillcountryrealty.com](mailto:info@westernhillcountryrealty.com)

830-683-4435





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The information contained herein was obtained from sources deemed to be reliable. Maplight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

John Morgan Davis  
P: 830-683-7090 jmdavis@swtexas.net PO Box 1111

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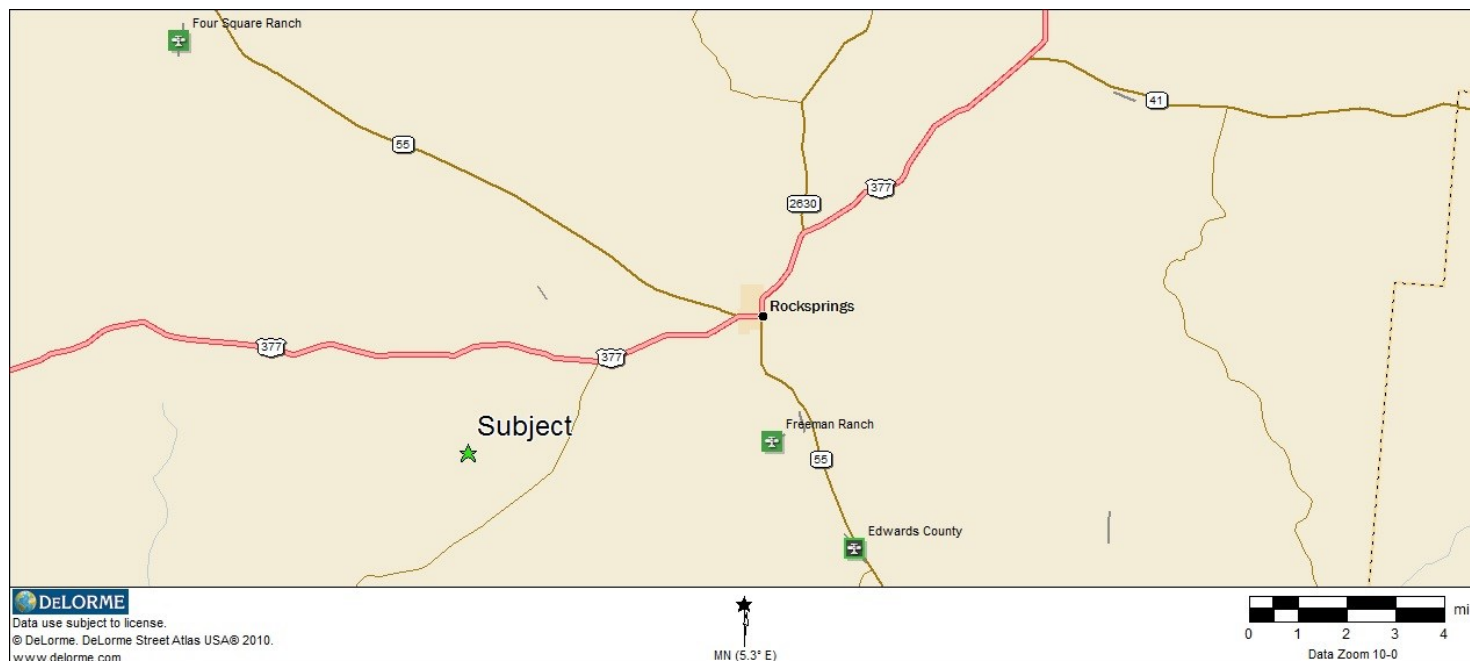
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