



High Country Whitetail & Exotics

+/-149.23 Acres



Western Hill Country Realty

www.westernhillcountryrealty.com

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830-683-4435



High Country Whitetail & Exotics

+/-149.23 Acres



Located in central Edwards county this gentlemen's whitetail and exotic ranch is as turnkey as they come. Stocked full of animals and ready to enjoy.

Less than 10 minutes from Rocksprings one mile off pavement via all-weather two-wheel drive road

The 4/3 2430sqft main lodge is completely furnished including appliances. Spacious bedroom, huge kitchen, large den, separate living room with plenty of space to entertain a large family or guests. Spacious front deck and additional side deck to enjoy the sunrises and sunsets

Furnished 720sqft bunk house for extra guests

408sqft foreman's house with large deck

3200sqft insulated metal building on cement slab with roll up doors on each end as well as walk in doors, complete with central air, electric and water

Well-constructed 24x22 well shed with large water storage tanks supplying water to the improvements and several troughs

New water well powered by solar that feeds the large pond

At the pond one can find a homemade beach and beach bungalow and firepit area to enjoy the views and entertain guests

Covered game cleaning station with walk-in cooler, sinks, hot water, ice machine

Game fencing in like new condition

Scattered throughout the ranch are several metal well-constructed animal structures for protection from the elements

6 quality hunting blinds, numerous corn, protein and hay feeders, turkey feeder

Water is piped to numerous watering troughs

Tractor with rake and livestock trailer

+/-100 head of high quality whitetail deer with form certified pedigrees and 200+ inch class genetics protein fed year round; Approximately 25 axis deer; Small herd of fallow, 1 buck and 8 does; Between 6 and 8 blackbuck; 4 red stag and 2 bull elk; Approximately 12 aoudad;

+/-8 scimitar horned oryx

Very gentle sloping terrain allowing access to all of property. Ranch has no cedar and thick cover in live oaks providing natural browse for wildlife

Miles of improved ranch road system

Exempt taxes

*square footage of structures provided by Edwards County central appraisal district

*animal counts provided by owner

\$989,000 listing #138

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