



Ten Star Ranch 100 Acres



This ranch is turnkey and ready to enjoy!
Located in central Edwards County Short 25 minute drive from Rocksprings
LARGE LOW FENCED NEIGHBOR
Water/licensed septic/ Electricity
+/- 775sqft 2/1 house with sleeping loft, furnished with appliances
240sqft spacious front deck overlooking the ranch to enjoy the sunsets
100sqft deck off the second story loft offering breathtaking views of the Texas Hill Country
Additional travel trailer used as bunk house with large deck overlooking the property
2 Polaris ranger 800 with low hours (2010 and 2014 models) 360sqft car port
Additional travel trailer used as workshop Game cooler Skinning rack
4 blinds and 4 corn feeders with several other protein and hay feeders
Water is provided by central water system and rainwater collection from the cabin roof and porch
3500 gallon storage tank that feeds several water troughs
The terrain is rolling steep to sloping offering deep thick canyons and super views
The vegetation includes a variety of species of oak in the canyon,
huge pinion pines and other native brush cover
ATV trail that provides access to the back of the property
The abundant game includes whitetail, turkey, hogs, elk, aoudad, and the occasional axis deer
Located in a wildlife management area that strives to assure animal growth and numbers
Wildlife exempt taxes \$395,000 Listing #174

Western Hill Country Realty

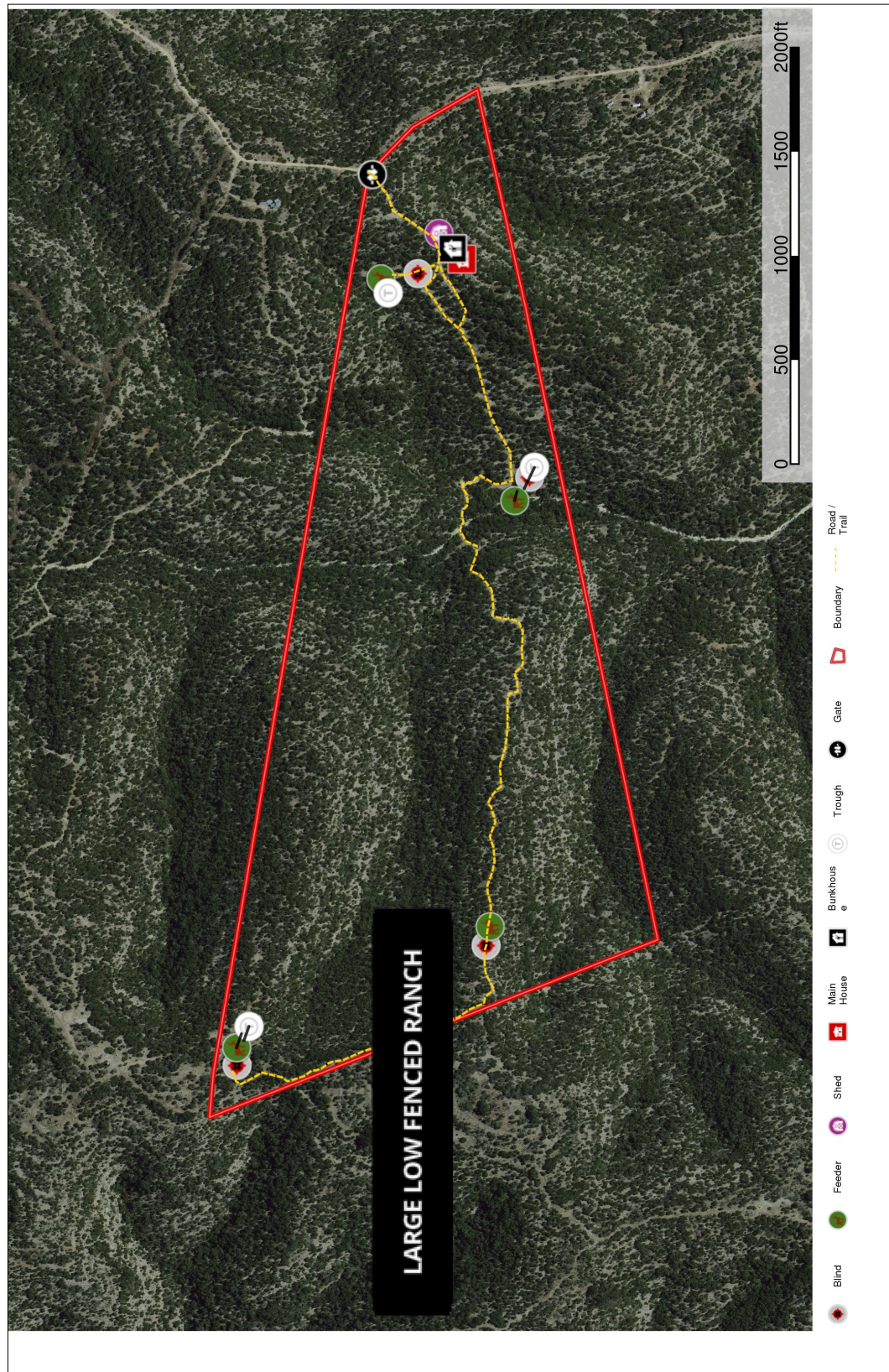
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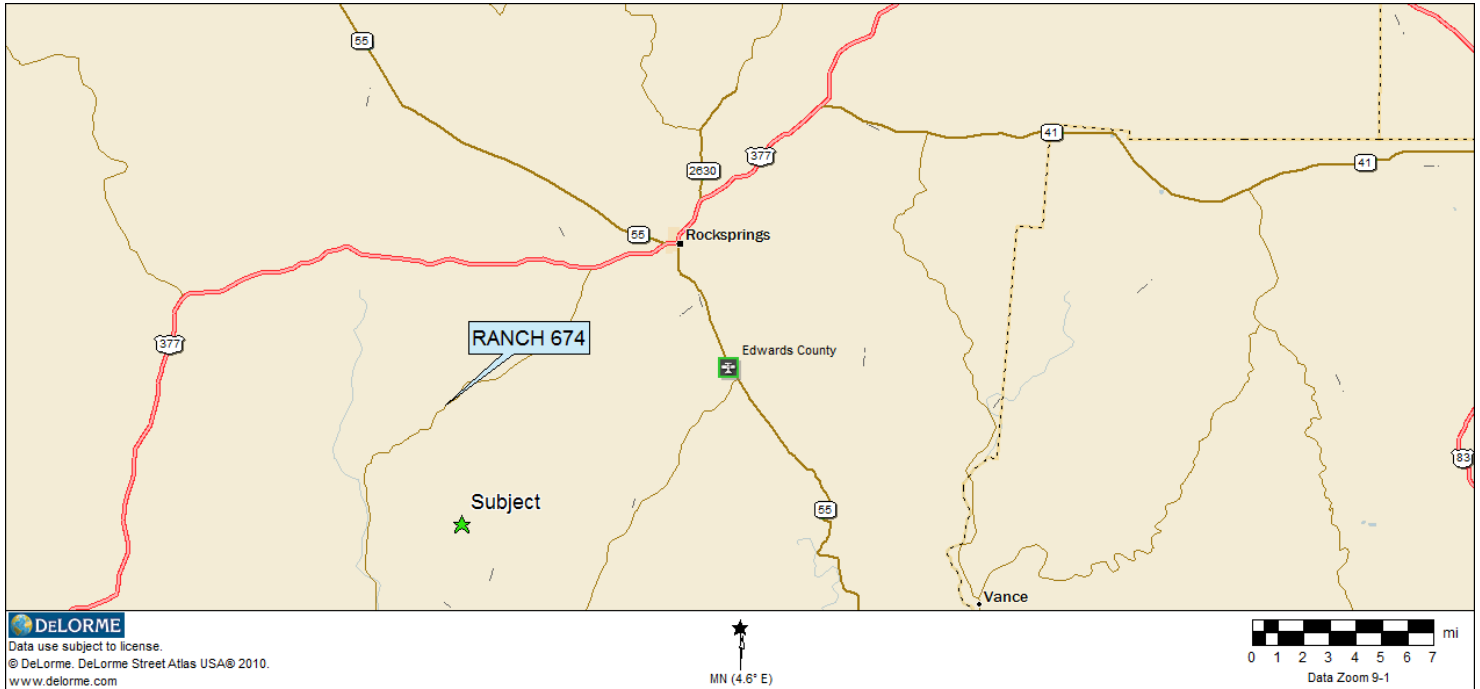
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