

A.R. ROCKSPRINGS RANCH

3289 acres – Edwards County

\$7,995,000 or \$2,430/acre



BLUESTEM
RANCH GROUP

John Lynd, Broker
830.446.6145



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Just four miles east of Rocksprings and 2 miles west of HWY 41 lies the A.R. Rocksprings Ranch. This property has been operated as a hunting & grazing ranch for the past 100 years. Considered gentle for the area, the ranch bears a resemblance to the divide country to the east. The selective clearing of cedar has created lush meadows with above average grass cover throughout the balance of the property. An all-weather interior road system allows for 2-wheel drive access over the entire property.

Perimeter fencing is in good condition with the majority being low net wire fence. The north and a portion of the eastern boundary are high-fenced in good condition. These two boundaries represent about 30% of the perimeter. The ranch is cross-fenced into 5 pastures with a few smaller fenced traps and 2 sets of working pens.







The ranch is currently enrolled in MLDP with on-going management practices and a year-round feeding program. The large numbers of free-range axis and whitetail deer along with adequate turkey and dove numbers make the ranch an ideal family or corporate hunting property.

There are a total of 4 functioning water wells, 2 of which have electric submersible pumps and 2 are newly drilled solar wells. These wells were strategically placed across the ranch allowing for optimal water distribution.

The 2400 sqft classic style main home that is both comfortable and functional. The home has 3 bedrooms, 2 bathrooms with 2 large living areas. Next to the main house there is an older one bedroom, one full bath rock guest house. In this same improvement compound is a newly constructed timber framed game cleaning area with a walk-in cooler all on a concrete slab.





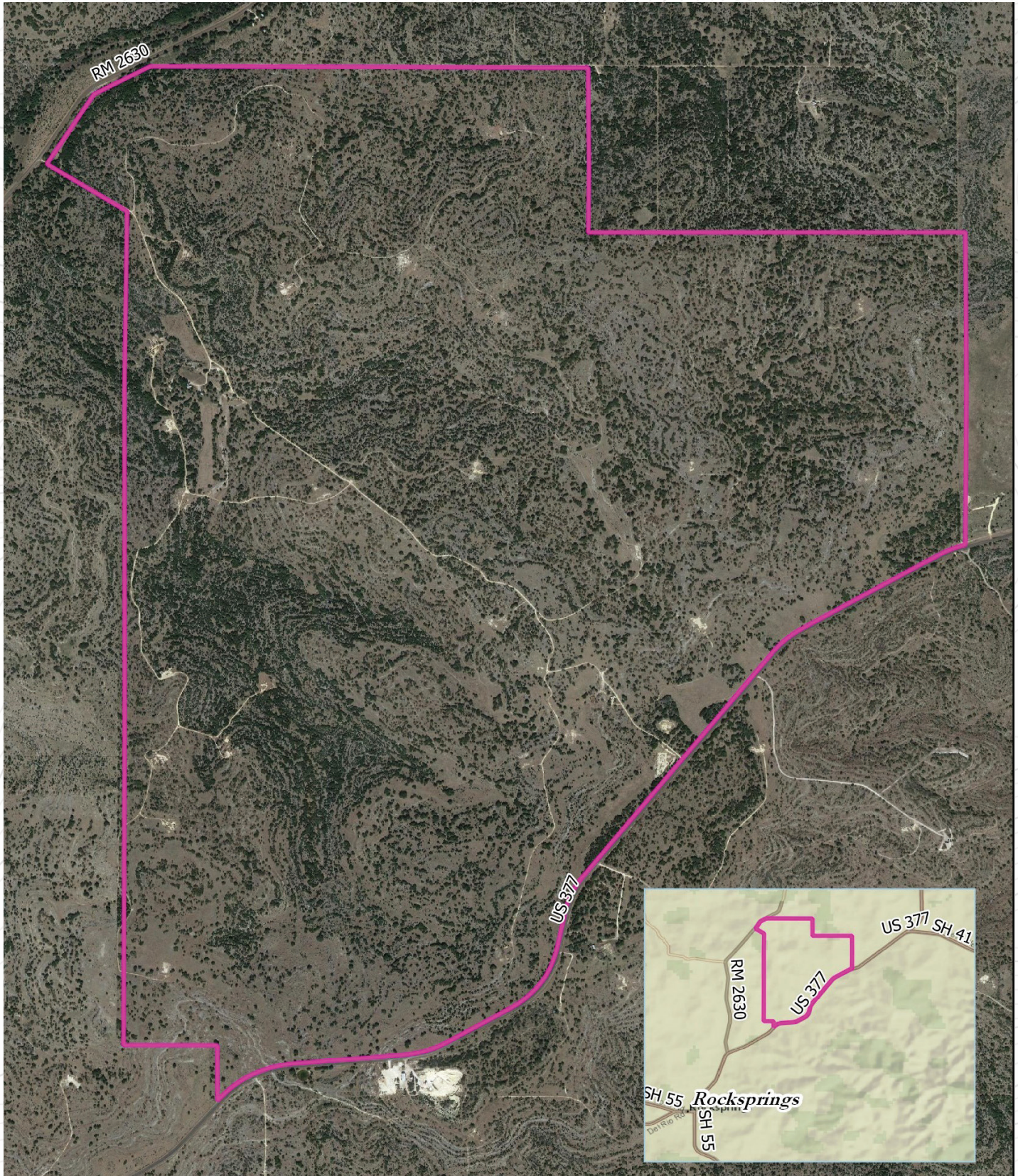
Seller owns 50% of the mineral estate and there are currently 8 operated, income producing gas wells. Seller will consider conveying a portion of the owned minerals with an acceptable offer.

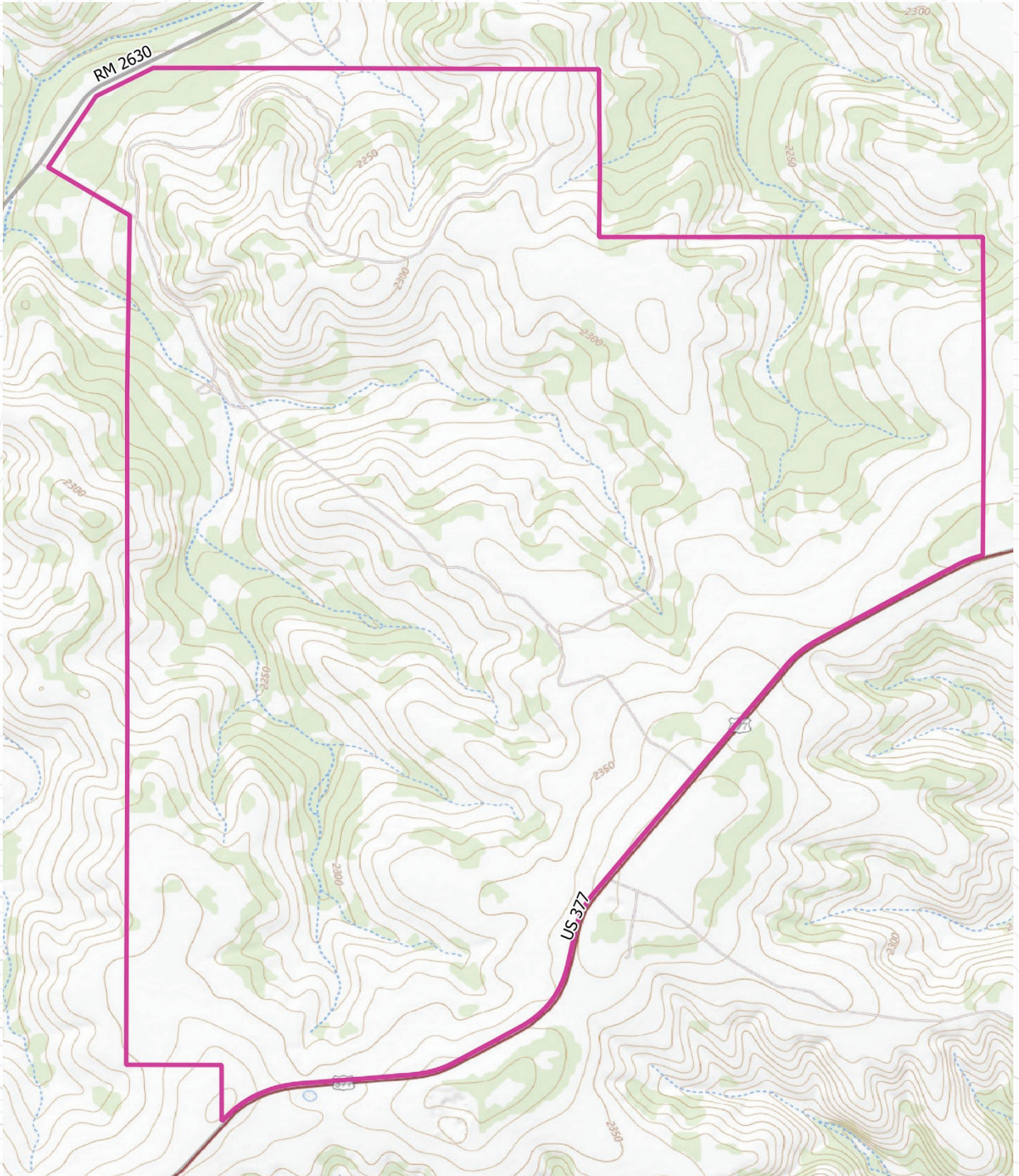
Prime location with extensive frontage, along with great hunting and livestock potential make this offering one-of-a-kind and worthy of serious consideration.

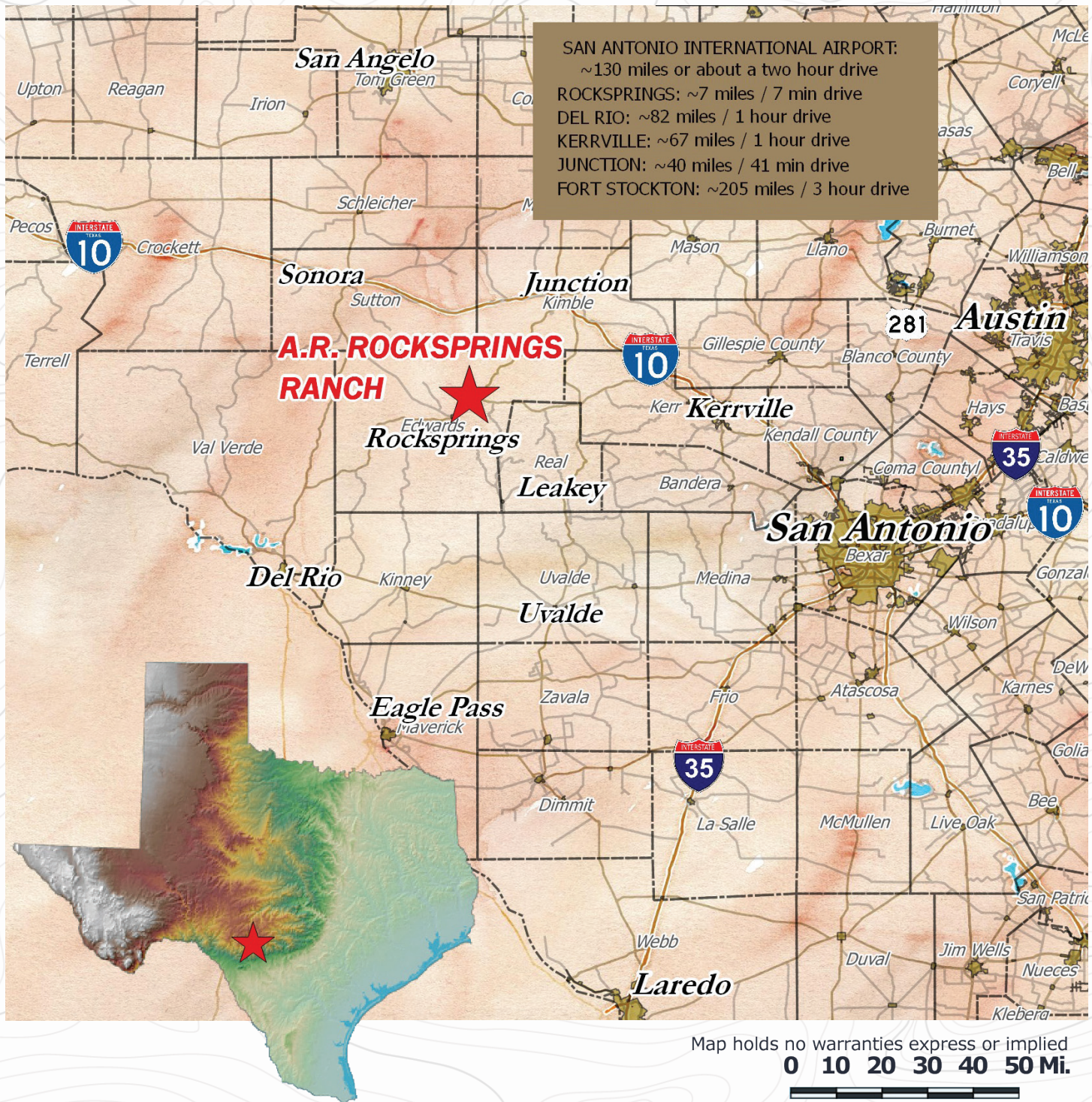
\$7,995,000 or \$2,430/acre. Seller to provide Owners Title Policy as well as a recent boundary survey. The property currently holds an agricultural exemption tax status.

Information contained herein is deemed reliable, but is not warranted by Broker or Sellers, and is subject to change, errors and/or omissions, prior sale and withdrawal from market. Buyers are urged to verify representations on their own regarding the usefulness and value of the property for a given purpose. Property is sold "as is where is, with all faults and without warranty other than that of title." Showings by appointment only with Bluestem Ranch Group only. Do not trespass – John L. Lynd, Listing Broker.







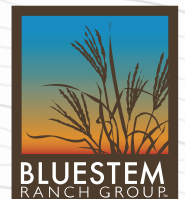




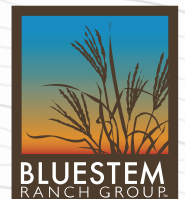














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