



Dry Gulch Ranch 85.93 Acres



This ranch is turnkey and ready to enjoy! All you need to bring is your gun.

Located in southwestern Edwards County

The ranch style 3/2 +/- 1420 sq ft cabin sits on top of the ridge overlooking the canyon

From the +/- 310 sq ft covered porch you can sit and enjoy

the 30-mile views of southwest Texas

Private water well/Electricity/ Septic/satellite TV and Wi-Fi also in place

The cabin comes fully furnished with appliances

8x20 sea container for storage

The terrain is sloping steep down to level canyon bottoms

Improved dozer roads allow access to many parts of the ranch

The sellers have strategically cleared areas for blinds and feeders

leaving thick areas of vegetation deep in the canyons

and wet weather creek areas for wildlife cover

Abundant pinion pine

6 blinds/ 6 corn feeders/ 1 protein feeder/

1 water storage tank with troughs / 2 separate watering troughs

Huge low fenced neighbor to the west

The game includes whitetail, turkey, hog, aoudad, moufflon, fallow

and a wide variety of other Rams

The well constructed charmingly rustic ranch style cabin, along with the work that has been put into the land make this a rare find.

\$350,000 Listing #19

** square footage provided by ECAD

Western Hill Country Realty

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830-683-4435



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Cabin Well Feeder Blind Water Storage Tank Trough Sea Container Boundary Road / Trail Primary Road

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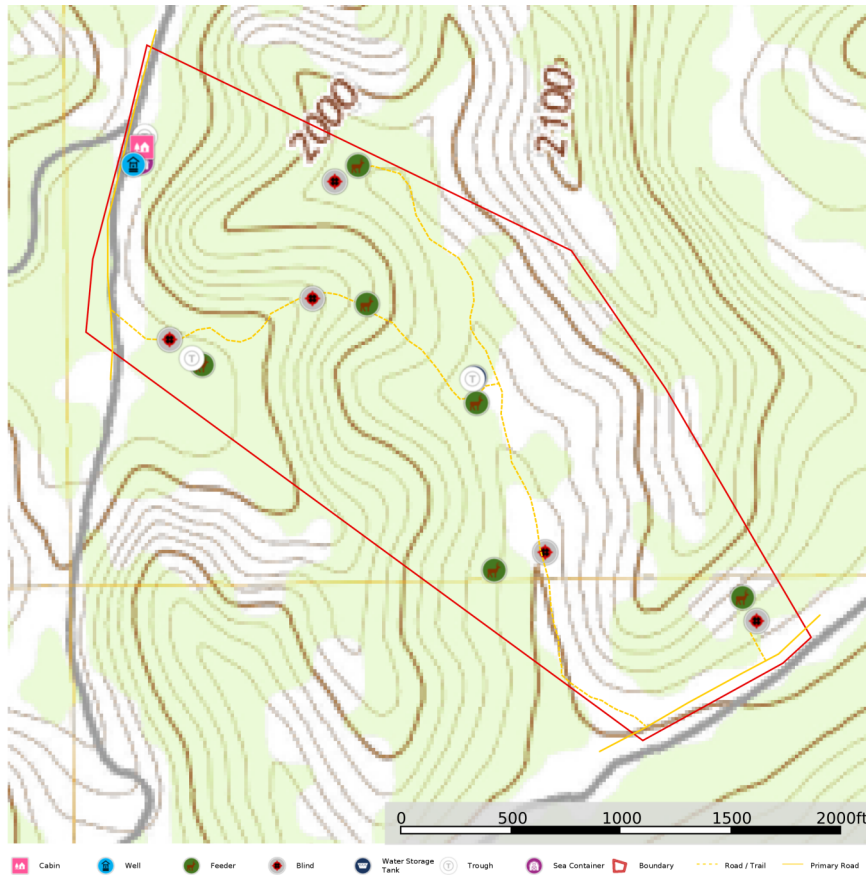
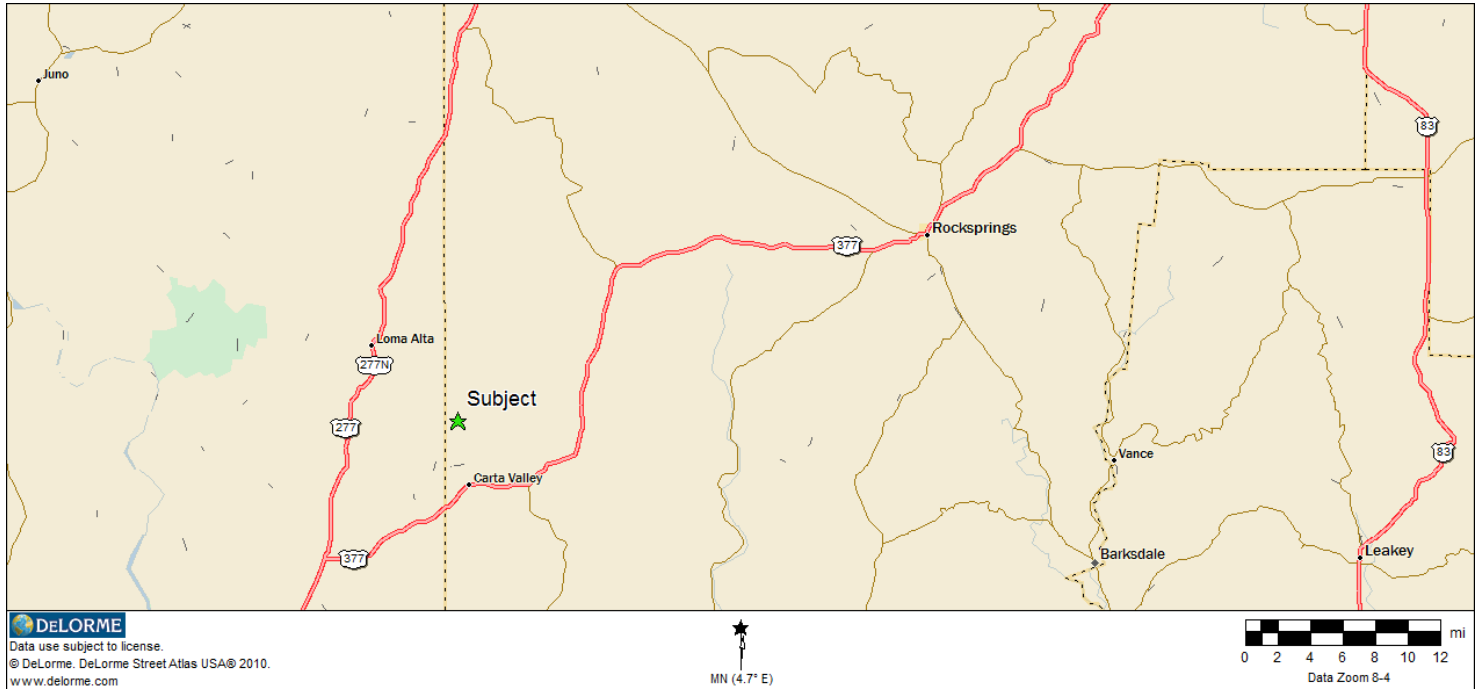
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